

Document #4972

10/22/87

MEMORANDUM

OCTOBER 22, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 49 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

Neighborhoods

	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton				
Back Bay				
Beacon Hill	1			
Charlestown		2		1
Chinatown				
City Proper				
Dorchester	9	2	1	1
East Boston	2			
Fenway	1	1		
Government Center				
Hyde Park	3			
Jamaica Plain	1	2		1
Kenmore	1			
Mattapan	1			1
North End	2			
Roslindale	3	2		
Roxbury	2			1
South Boston	2		1	1
South Cove				
South End				
West Roxbury	2			
Park Plaza				1

Beacon Hill

Approval Z-10533. 69 Pinckney Street. Heat pumps.

Charlestown

Deferral. Z-10511. 87r - 87 High Street. Roof deck.

Denial. Z-10637. 108 Bunker Hill Street. Take-out restaurant.

Denial. Z-10644. 209-211 Bunker Hill Street. Legalize four-family dwelling.

Dorchester

Approval. Z-10582-10583. 25-27 Leedsville Street. Subdivide, erect three-family dwelling.

Approval. Z-10560. 53 Kingsdale Street. Two to three-family dwelling.

Approval. Z-10568. 61-63 Lyndhurst Street. Two-family dwelling.

Denial. Z-10575. 185 Savin Hill Avenue. Front yard park parking.

Approval. Z-10579. 17 Marshfield Street. One-family dwelling.

Denial. Z-10580. 11 Kimball Street. One-story office building.

Approval. Z-10615. 40 Fenton Street. Two-family dwelling.

Approval. Z-10617. 215 Neponset Avenue. Legalize two-family dwelling.

Approval. Z-10618. 10 Holiday Street. One to two-family dwelling.

Deferral. Z-10622. 10 Stanton Street. Legalize two-family dwelling.

Approval. Z-10623. 360 Norfolk Street. Paint spray booth.

Approval. Z-10640. 6 Paisley Park. One-family dwelling.

Denial w/o Prejudice Z-10659. 11 Rowena Street. One to three-family dwelling.

East Boston

Approval. Z-10569. 248 Princeton Street. Legalize two-family dwelling.

Approval. Z-10606. 198 Bennington Street. Store to residential apartment.

Deferral. Z-10613. 511-515 Saratoga Street. Review by Community.

Fenway

Approval. Z-10625. 115 St. Stephen Street. Convert 58 to 63 apartments.

Denial. Z-10561. 108 Kilmarnock Street. 115 unit apartment structure.

Hyde Park

- Approval. Z-10584. 28 Summer Street. Kitchen addition.
Approval. Z-10586. 99 DeForest Street. One-story addition.
Approval. Z-10607- 22-22r Lincoln Street. Subdivision.
10608

Jamaica Plain

- Denial Z-10571. 102 Paul Gore Street. Three to four-family dwelling.
Deferral Z-10638. 87 Robinwood Avenue. Two to three-family dwelling.
Denial Z-10656. 162-172 South Street. Professional office building.
Approval Z-10658. 55 Weld Hill Street. Legalize three-family dwelling.

Kenmore

- Approval. Z-10593. 185 Bay State Road. Academic program.

Mattapan

- Deferral. Z-10576. 23 Clarkwood Street. Review plans with Authority.
Approval. Z-10577. 11 Greendale Street. Three-family dwelling.

North End

- Approval. Z-10596. 22 Henchman Street. Legalize two apartments.
Approval. Z-10612. Commercial Street. Parking lot for fee - 35 cars.

Park Plaza

- Deferral Z-10611. 50 Park Plaza. Take-out restaurant.

Roslindale

- Approval Z-10572. 9 Cedrus Avenue. Rear porch.
Approval. Z-10570. 616-618 Hyde Park Avenue. Three apartments.
Denial. Z-10600. 840-842 South Street. Two to three-family dwelling.
Approval. Z-10601. 61 Cliftondale Street. One to two-family dwelling.
Denial. Z-10609. 34 Amherst Street. Basement apartment.

Roxbury

Approval. Z-10449. 121 Centre Street. Three to five-family dwelling.

Approval Z-10597. 113 George Street. Rear addition; carport.
Denial.

Deferral. Z-10624. 15-17 Centre Street. Six apartments.

South Boston

Approval. Z-10298. 25 Northern Avenue. Parking lot- 1,200 cars.

Approval. Z-10581. 251 L Street. Extend-enclose rear porch.

Denial w/o Z-10588- 1-9 City Point Court. For one-family dwellings.
Prejudice. 10591.

Deferral. Z-10657. 858A-860A East Second Street. Nine apartments.

West Roxbury

Approval Z-10616. Hackensack Circle. One to two-family dwelling.

Approval Z-10626. 22 Atwill Road. One-family dwelling.

BOARD OF APPEAL REFERRALS

OCTOBER 22, 1987

Hearing

1.	Z-10298	11/5/87	The McCourt Company Austin P. Regoluso 25 Northern Avenue, Boston
2.	Z-10449	10/29/87	Anteneh Tamiru 121 Centre Street, Roxbury
3.	Z-10511	10/27/87	Rodney Pearson 87H-87 High Street, Charlestown
4.	Z-10533	11/5/87	Stephen J. Cohen, Trustee 69 Pinckney Street, Boston
5.	Z-10560	11/5/87	Rossmor Corporation Frank W. Morris, Clerk 53 Kingsdale Street, Dorchester
*6.	Z-10561	11/5/87	Queensbury Court Realty Trust Michael J. Capizzi, Trustee 108 Kilmarnock Street, Boston
7.	Z-10568	10/27/87	61 Lyndhurst Street Realty Trust 61-63 Lyndhurst Street, Dorchester
8.	Z-10569	10/27/87	Sandra Tontodonato 248 Princeton Street, East Boston
9.	Z-10570	10/27/87	Wayne Partello 616-618 Hyde Park Avenue, Roslindale
10.	Z-10571	10/27/87	Michael Doldt 102 Paul Gore Street, Jamaica Plain
11.	Z-10572	10/27/87	Andrias Trellopolous 9 Cedrus Avenue, Roslindale
12.	Z-10575	10/27/87	Mary E. Eacmen 185 Savin Hill Avenue, Dorchester
13.	Z-10576	10/27/87	June D. Wiltshire 23 Clarkwood Street, Mattapan
14.	Z-10577	10/27/87	Elton Kellman 11 Greendale Street, Mattapan
15.	Z-10579	10/27/87	Narciso Dasilveria 17 Marshfield Street, Roxbury
16.	Z-10580	10/27/87	Robert Raimondi, Trustee 11 Kimball Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

OCTOBER 22, 1987

Hearing

17.	Z-10581	10/27/87	John F. Manning 251 L Street, South Boston
18.	Z-10582-10583	10/27/87	Living In Dorchester, Inc. 25-27 Leedsville Street, Dorchester
19.	Z-10584	10/27/87	Regina W. & Francis X. Tate 28 Summit Street, Hyde Park
20.	Z-10586	10/27/87	Reginald Babineau 99 DeForest Street, Hyde Park
21.	Z-10588-10591	10/27/87	Land Tech Corporation Brian R. Burke, President 1-5-7-9 City Point Court, South Boston
22.	Z-10593	10/27/87	Trustees of Boston University 185 Bay State Road, Boston
23.	Z-10596	10/27/87	Frank & Catherine Rania 22 Henschman Street, Boston
24.	Z-10597	10/27/87	Harry Pina 113 George Street, Roxbury
25.	Z-10600	11/5/87	Keven A. Halliday 840-842 South Street, Roslindale
26.	Z-10601	11/5/87	Alice Boodro 61 Cliftondale Street, Roslindale
27.	Z-10606	10/29/87	D & S Realty Trust David Molle 198 Bennington Street, East Boston
28.	Z-10607-10608	10/29/87	Gerard Hayes 22-22R Lincoln Street, Hyde Park
29.	Z-10609	10/29/87	Thomas Creavin 34 Amherst Street, Roslindale
30.	Z-10611	10/29/87	Saunders Associates 50 Park Plaza, Boston
31.	Z-10612	10/29/87	Marguerite Zucco, Executrix 588 Commercial Street, Boston
32.	Z-10613	10/29/87	William Manning 511-515 Saratoga Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

OCTOBER 22, 1987

Hearing

33.	Z-10615	10/29/87	Robert A. Raimondi, Jr. 40 Fenton Street, Dorchester
34.	Z-10616	10/29/87	Henry Leventhal 3 Hackensack Circle, West Roxbury
35.	Z-10617	10/29/87	W. Paul White 215 Neponset Avenue, Dorchester
36.	Z-10618	10/29/87	Mary R. Greenway 10 Holiday Street, Dorchester
37.	Z-10622	10/29/87	Joseph N. Allen 10 Stanton Street, Dorchester
38.	Z-10623	10/29/87	Victor Gellerman 360 Norfolk Street, Dorchester
39.	Z-10624	11/5/87	Jack N. Porter 15-17 Centre Street, Roxbury
40.	Z-10625	10/29/87	James L. Gould, Trustee 115 St. Stephen Street, Boston
41.	Z-10626	10/29/87	John A. O'Connor 22 Atwill Road, West Roxbury
42.	Z-10637	11/5/87	EBS Realty Trust Norbert C. Lynch, Agent 108 Bunker Hill Street, Charlestown
43.	Z-10638	10/29/87	Warren Garner 87 Robinwood Avenue, Jamaica Plain
44.	Z-10640	10/29/87	Robert F. Swan 6 Paisley Park, Dorchester
45.	Z-10644	10/29/87	Arthur E. Page 209-211 Bunker Hill Street, Charlestown
46.	Z-10656	10/29/87	162-172 South Street Corporation 162-172 South Street, Jamaica Plain
47.	Z-10657	10/29/87	Mark R. Efron, Trustee 858A-860A East Second Street South Boston
48.	Z-10658	10/29/87	Vincent Christiano 44 Weld Hill Street, Jamaica Plain
49.	Z-10659	10/29/87	David J. & Dorothy Karans 11 Rowena Street, Dorchester

*not included in original submission

MEMORANDUM

October 22, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/5/87 Z-10298
The McCourt Company
Austin P. Regoluso
25 Northern Avenue
Boston

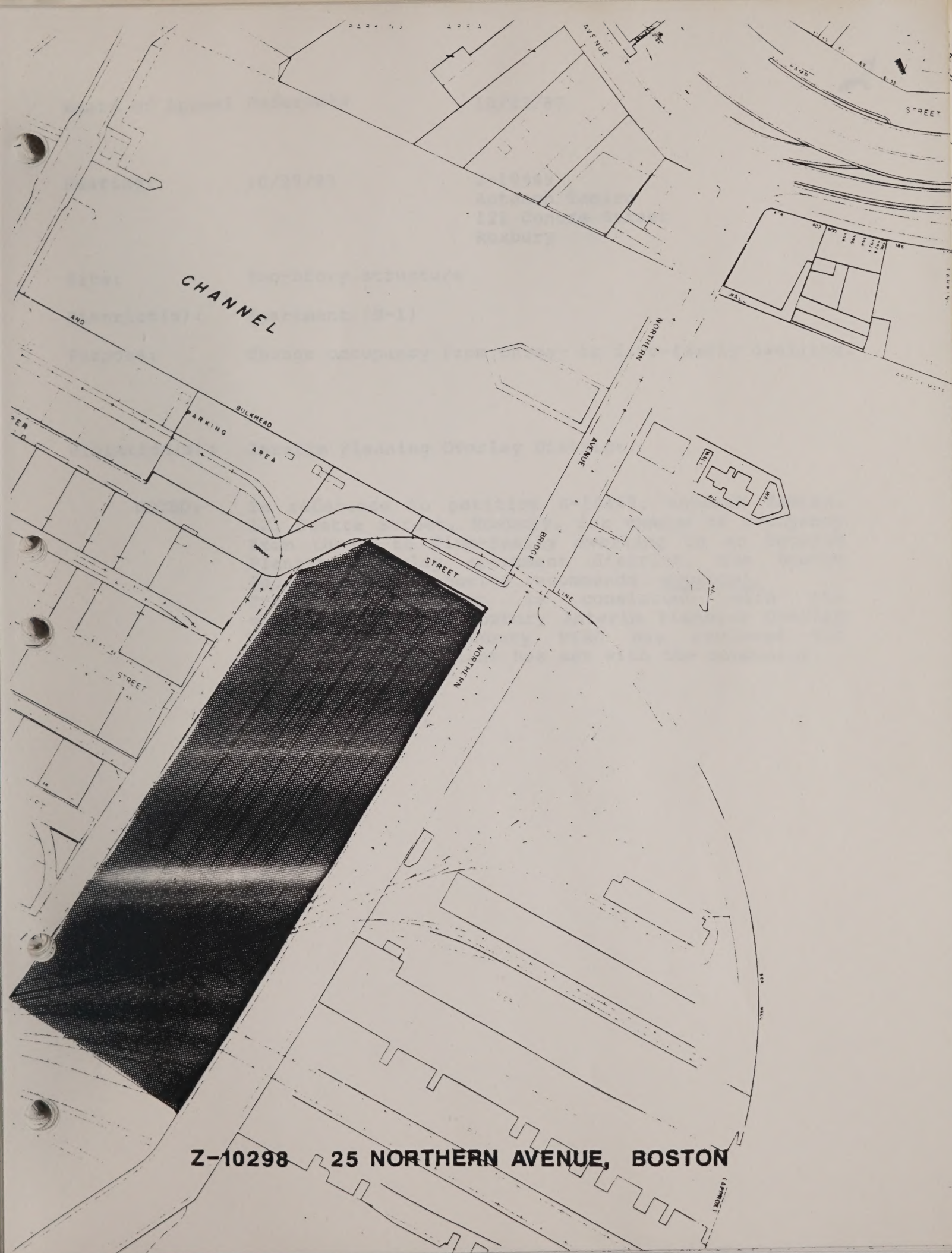
Site: Parking lot

District(s): Manufacturing (M-4) and Industrial (I-2)

Purpose: Continue use for parking of 1,200 vehicles for
fee.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10298, The McCourt Company, Austin P. Regoluso, 25 Northern Avenue, Boston, for conditional use for continued use of parking for 1,200 vehicles for fee in a manufacturing (M-4) and industrial (I-2) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that the use terminate after one year; that the appellant conduct a study of the site and submit to the Boston Redevelopment Authority an Access Plan which addresses said study and lists mitigation measures including, but not limited to, egress, security, public safety, capital improvements, and area beautification.



Z-10298 25 NORTHERN AVENUE, BOSTON

Board of Appeal Referrals

10/22/87

2

Hearing: 10/29/87 Z-10449
Anteneh Tamiru
121 Centre Street
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to five-family dwelling.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10449, Anteneh Tamiru, 121 Centre Street, Roxbury, for change of occupancy from three- to five-family dwelling in an Interim Planning Overlay apartment district, the Boston Redevelopment Authority recommends approval. Proposed conversion is consistent with the objectives of the Roxbury Interim Planning Overlay District. The Roxbury PZAC has reviewed the proposal and appellant has met with the community.

Board of Appeal Referrals

10/22/87

3

Hearing: 10/27/87 Z-10511
Rodney Pearson
87H-87 High Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect roofdeck addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10511, Rodney Pearson, 87H-87 High Street, Charlestown, for variance to erect roofdeck addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The use and density upon this site are appropriate and consistent with the character of the neighborhood. However, the proposed roofdeck is of a concern and should be reviewed by the surrounding community. In addition, the building shares a common wall with 85 High Street. To change the occupancy or renovate the building, the applicant must seek the approval of the abutter for fire safety reasons.



PPS STREET
CEMETERY

Z-10511 87H-87 HIGH ST CHARLESTOWN

FREDERICK D. EMMONS
PLAYGROUND

Board of Appeal Referrals

10/22/87

Hearing: 11/5/87

Z-10533
Stephen J. Cohen, Trustee
69 Pinckney Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2-65)

Purpose: Amend previous Board of Appeal proviso to allow use of heat pumps on roof of four-unit apartment structure.

Violation(s): In variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-10533, Stephen J. Cohen, Trustee, 60 Pinckney Street, Boston, for variance to allow use of heat pumps on roof of four-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Developer seeks to amend previous Board of Appeal proviso which requires heat pumps to be placed inside structure. Developer claims his only alternative is to place pumps on roof where they now exist. Inspectional Services Commissioner Sommers concurs, stating that safety concerns as well as precedent in neighborhood suggest roof placement is appropriate. However, Beacon Hill Civic Association is opposed, acknowledging that heat pumps are placed outside buildings in this area but feeling developer should not have violated proviso without first discussing with neighborhood.



2-10533

69 PINCKNEY ST BOSTON

Board of Appeal Referrals

10/22/87

5

Hearing: 11/5/87 Z-10560
Rossmor Corporation
Frank W. Morris, Clerk
53 Kingsdale Street
Dorchester

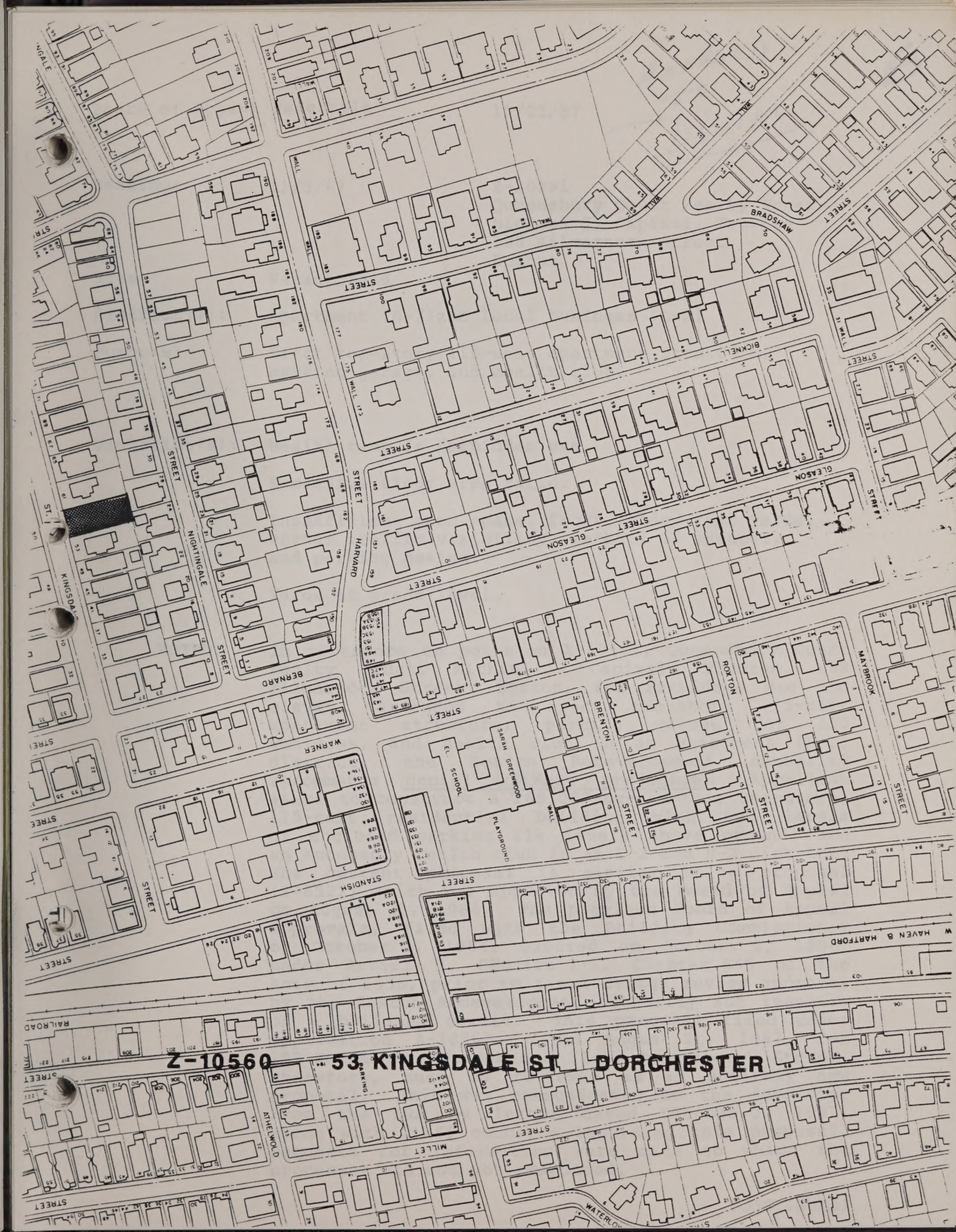
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10560, Rossmor Corporation, Frank W. Morris, Clerk, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that appellant utilize his adjacent lot to provide off-street parking. Vacant property will be restored. Occupancy compatible with residential neighborhood.



Z-10560

53 KINGSDALE ST

DORCHESTER

Board of Appeal Referrals

10/22/87

AMENDED
TO
DENIAL

6

Hearing: 11/5/87 Z-10561
Queensbury Court Realty Trust
Michael J. Capizzi, Trustee
108 Kilbarnock Street
Boston

Site: Vacant land

District(s): Apartment (H-2) and Local business (L-2)

Purpose: Erect ten-story 115-unit apartment structure,
parking garage, and health club.

Violation(s): Health club is forbidden use.

Excessive floor area ratio.

Insufficient open space, front, side, rear yards,
corner traffic visibility, setback of parapet,
and parking design.

Yards at grade level.

VOTED: In reference to petition Z-10561, Queensbury Court Realty Trust, Michael J. Capizzi, Trustee, 108 Kilbarnock Street, Boston, for forbidden use and eleven variances to erect ten-story 115-unit apartment structure, parking garage for 115 vehicles, and health club in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant seeks to construct a 269,000-square-foot ten-story, 115-unit residential building with two levels of enclosed parking (1½ levels above ground) and an accessory health club in an L-2 and H-2 district. The current proposal is similar to a proposal (Z-6522) which was approved by the Board of Appeal on August 21, 1984. The previous Board of Appeal approvals, filed with the Building Commissioner on October 2, 1984, expired on October 2, 1986, under Article 7, Section 7-1, Chapter 665 of the Acts of 1956, prior to final design review approval by the Boston Redevelopment Authority and issuance of a building permit. This proposal filed under application Z-10561, dated August 21, 1987, for 108 Kilbarnock Street and 72-78 Queensberry Street, therefore, must be reviewed as an entirely new proposal. This was communicated to the developer from the BRA by letter dated October 2, 1987, along with staff concerns regarding this proposal. Requests for information were made to which the proponent has not yet responded.

(CONTINUED)

OCTOBER 22, 1987

Z-10561

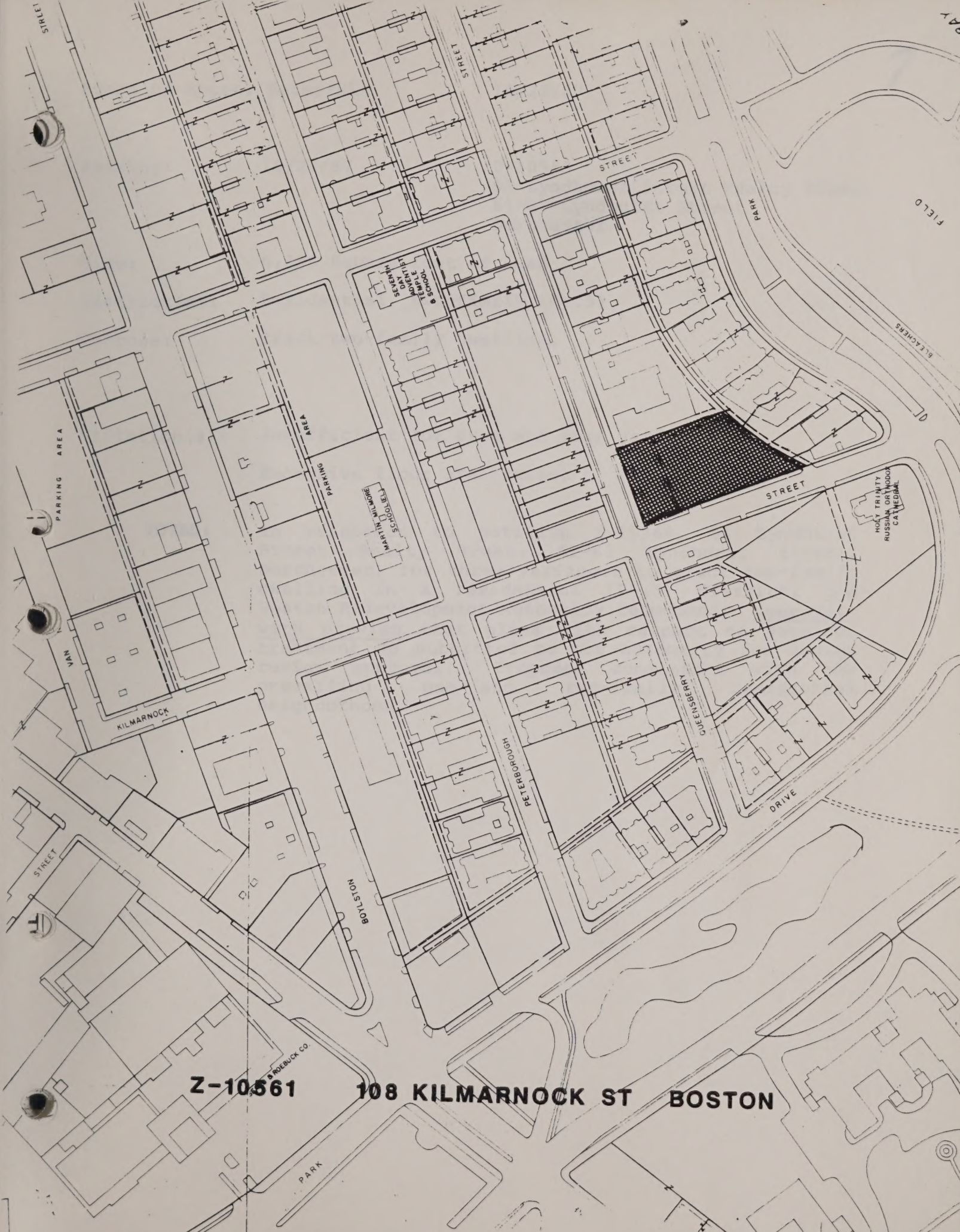
Page 2

The current proposal is unacceptable for several reasons. From an urban design perspective, the building is out of character with the existing scale of the neighborhood. The West Fenway neighborhood is composed primarily of three- to seven-story buildings at heights up to sixty feet. Buildings recently approved by the BRA at 55 Kilmarnock Street in this area have been at heights of seventy feet, which appropriately match cornice lines with the most prominent neighboring building. This proposal, however, is 103 feet in height, a three floors higher than the highest neighboring building. This constitutes an increase from the existing heights by as much as fifty percent. Due to its height, shadows will be cast over abutting properties to the north and east. The massing, a single building at an FAR range of approximately 6.5 to 7.8, depending on the inclusion of the above grade parking, is also excessive and out of scale for the area, which has a designated FAR of 2. The structure will be obtrusive to the open space character of the Fenway parkland.

This proposal is also inconsistent with the West Fenway neighborhood of today with its active street life and positive pedestrian experience fostered by its human-scale retail uses. The development is turned in toward itself, having no entrances or windows at the pedestrian level on Kilmarnock Street. Instead, it features a blank masonry and concrete wall which would overpower human proportions. Lastly, the Boston Civic Design Commission must review this project under Article 28, Section 28-4A and B(2) and (4), which it has not.

Also from a planning perspective, the proposed 115 units is overly dense for the area and would create negative impacts associated with excessive density. There has been no traffic study or other submission to the City's Transportation Department.

Finally, although the developer has spoken with some individuals, this proposal has not had the benefit of a thorough review by the community at large. There have been no public meetings since prior to the first appeal on this site.



Z-10561

108 KILMARNOCK ST BOSTON

Hearing: 10/27/87 Z-10568
61 Lyndhurst Street Realty Trust
61-63 Lyndhurst Street
Dorchester

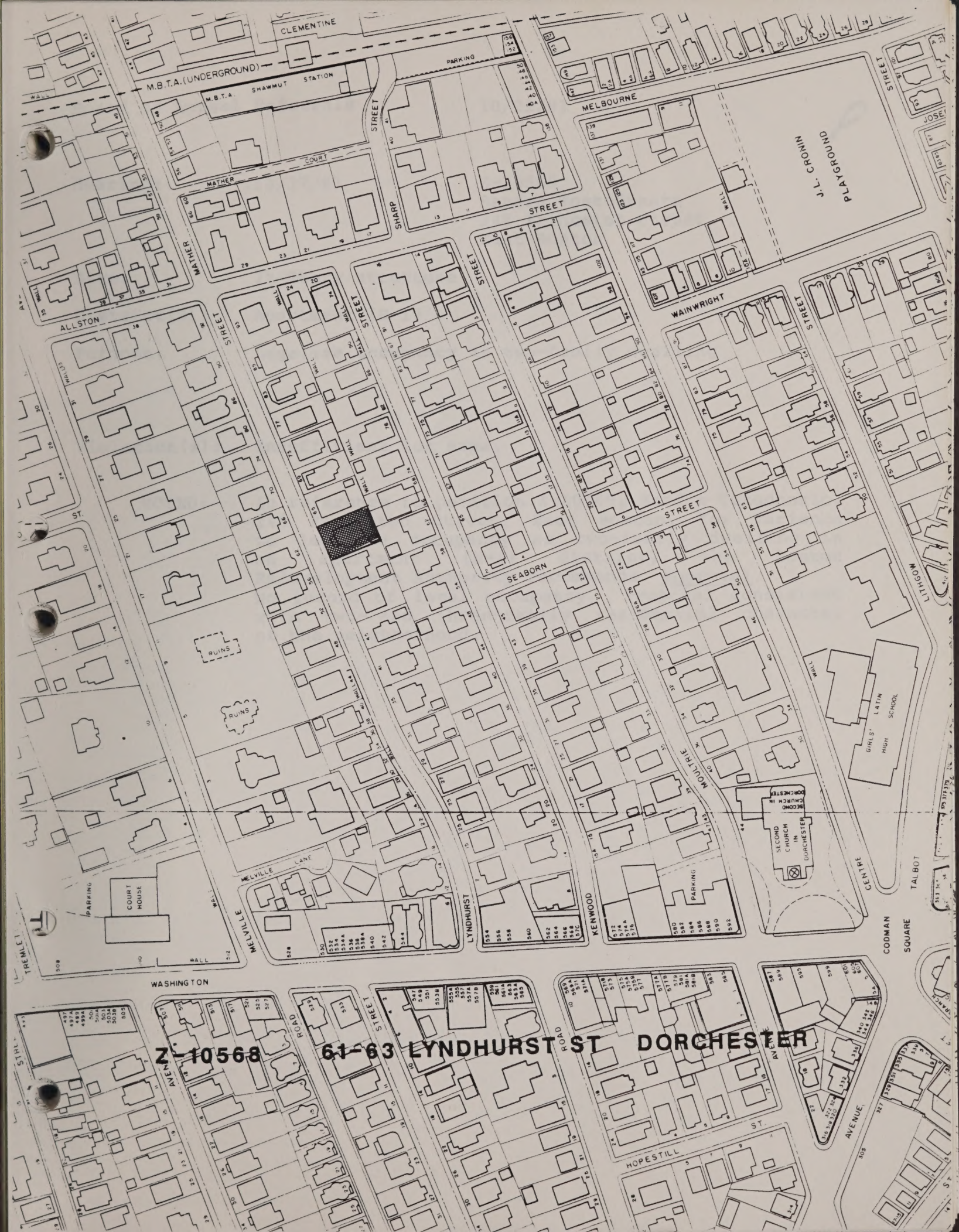
Site: 6,396 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and rear yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-10568, 61 Lyndhurst Street Realty Trust, 61-63 Lyndhurst Street, Dorchester, for three variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with respect to exterior treatment be submitted to the Authority for design review approval. Proposal consistent with the prevailing - one- and two-family residential neighborhood.



Z-10568

61-63

LYNDHURST ST

DORCHESTER

Board of Appeal Referrals

10/22/87

P

Hearing: 10/27/87 Z-10569
Sandra Tontodonato
248 Princeton Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10569, Sandra Totodonato, 248 Princeton Street, East Boston, for variance to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal consistent with two- and three-family residential character of the neighborhood.



Z-10569

248 PRINCETON ST

EAST BOSTON

Board of Appeal Referrals

10/22/87

Hearing: 10/27/87 Z-10570
Wayne Partello
616-618 Hyde Park Avenue
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5) and local business (L-.5)

Purpose: Change occupancy from offices and retail to three
apartments.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-10570, Wayne Partello, 616-618 Hyde Park Avenue, Roslindale, for forbidden use and two variances for change of occupancy from offices and retail to three apartments in a local business (L-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that basement apartment comply with Inspectional Services Department guidelines for such units; that plans with particular respect to building exterior, off-street parking layout and landscaping be submitted to the Authority for design review approval.

Z-10570 616-618 HYDE PARK AVE ROSLINDALE



Board of Appeal Referrals

10/22/87

10

Hearing: 10/27/87 Z-10571
Michael Doldt
102 Paul Gore Street
Jamaica Plain

Site: 3½-Story structure

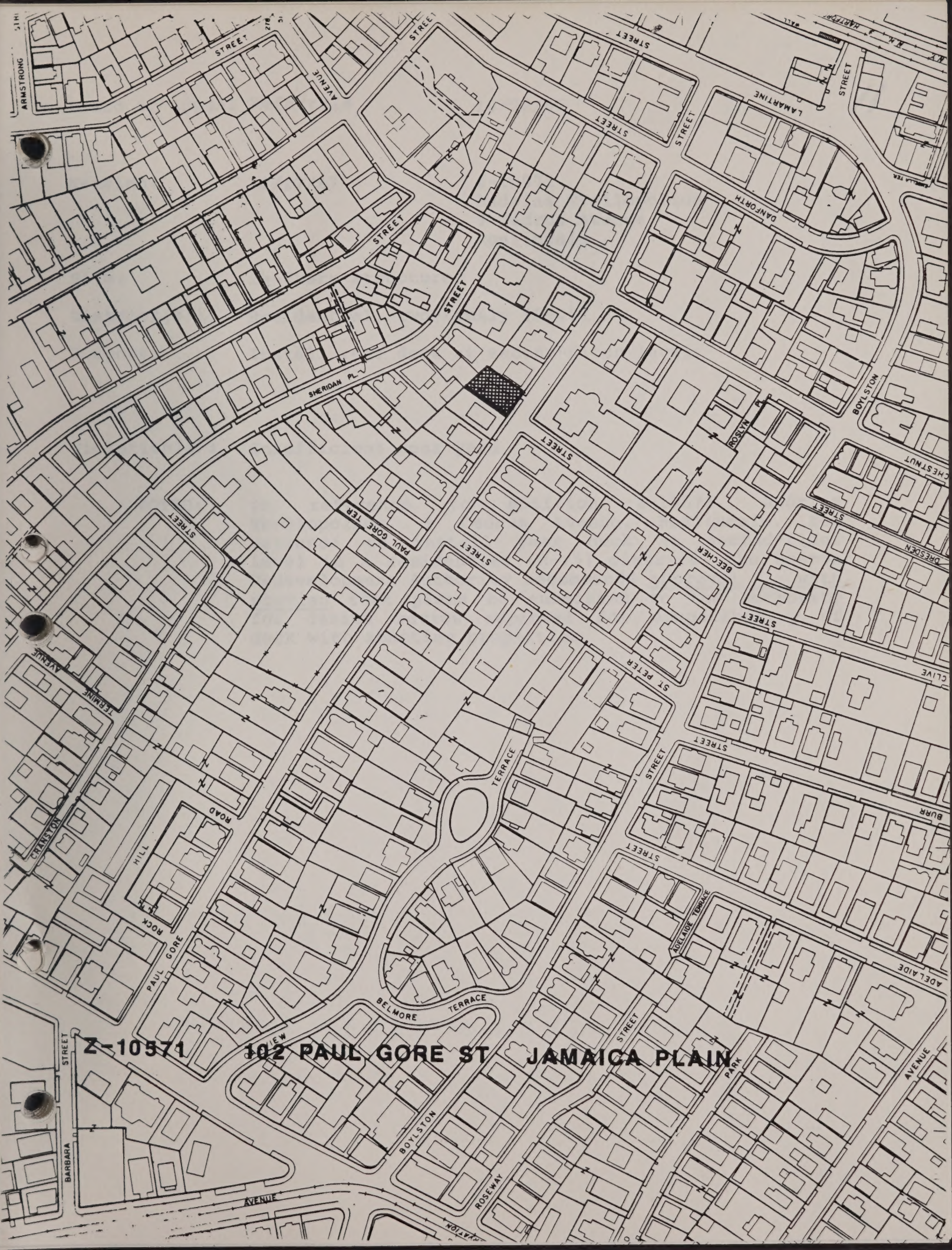
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10571, Michael Doldt, 102 Paul Gore Street, Jamaica Plain, for three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Additional unit in an already dense neighborhood is inappropriate and could create an undesirable precedent.



Z-10571

102 PAUL GORE ST JAMAICA PLAIN

Board of Appeal Referrals

10/22/87

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Hearing: 10/27/87 Z-10572
Andrias Trellopolous
9 Cedrus Avenue
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Install rear deck at second-floor level.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10572, Andrias Trellopolous, 9 Cedrus Avenue, Roslindale, for variance to install rear deck at second-floor level in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval for compatibility of deck with abutting properties.

Z-10572

9 CEDRUS AVE

ROSLINDALE

Board of Appeal Referrals

10/22/87

Hearing: 10/27/87

Z-10575
Mary E. Eacmen
185 Savin Hill Avenue
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Allow off-street parking in front yard of three-family dwelling.

Violation(s): Off-street parking not allowed within front yard.

VOTED: In reference to petition Z-10575, Mary E. Eacmen, 185 Savin Hill Avenue, Dorchester, for variance to allow off-street parking in front yard of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Savin Hill Avenue is a main artery in this area. Two-car garage and driveway exist on the property. Paving the front yard to accommodate vehicles does not adequately address the parking concerns of the neighborhood and will set a negative precedent. Properties along Savin Hill Avenue maintain front yards for open space.

Z-10575 185 SAVIN HILL AVE DORCHESTER



Z-10575

185 SAVIN HILL AVE DORCHESTER

Board of Appeal Referrals

10/22/87

Hearing: 10/27/87

Z-10576
June D. Wiltshire
23 Clarkwood Street
Mattapan

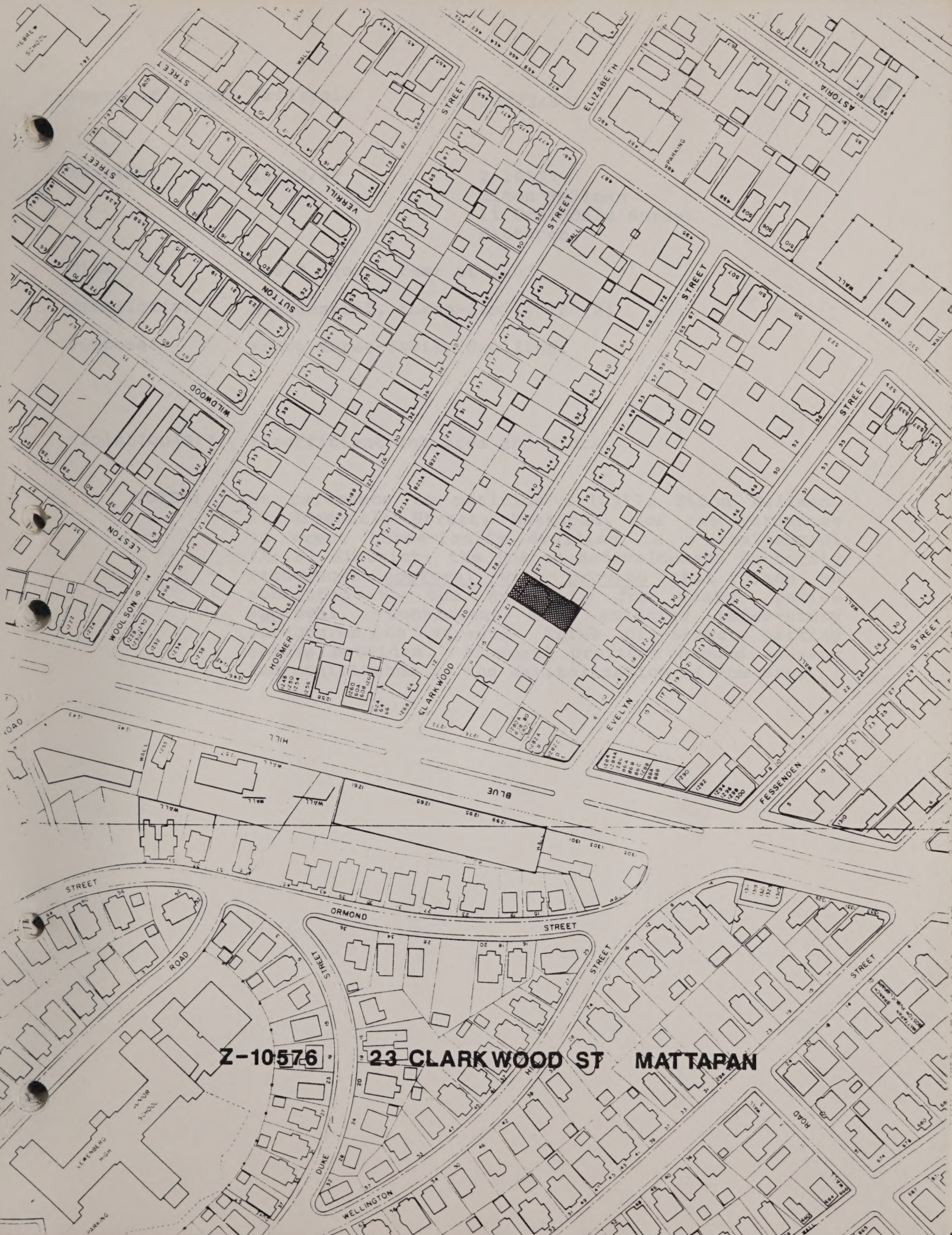
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10576, June D. Wiltshire, 23 Clarkwood Street, Mattapan, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant submits adequate plans for review by the Authority.



Z-10576

23 CLARK WOOD ST

MATTAPAN

10/22/87

14

Hearing: 10/27/87 Z-10577
Elton Kellman
11 Greendale Street
Mattapan

Site: 6,674 Square feet of land

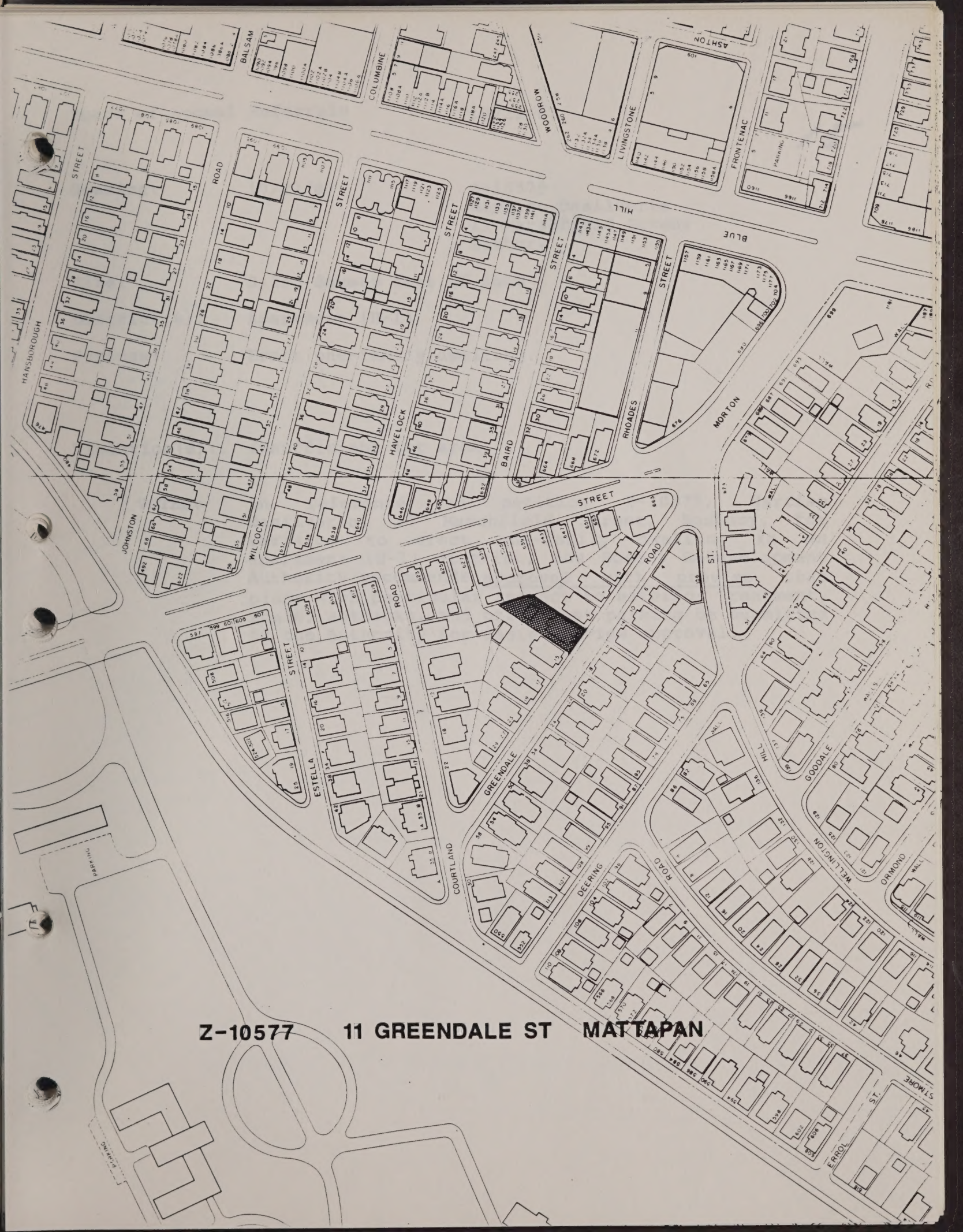
District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area and width.

VOTED: In reference to petition Z-10577, Elton Kellman, 11 Greendale Street, Mattapan, for two variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Consistent with existing three-story structures on street. Three off-street parking spaces provided. Proposal provides needed housing and contributes to the revitalization of the area.

Z-10577 11 GREENDALE ST MATTAPAN



Z-10577

11 GREENDALE ST

MATTAPAN

Board of Appeal Referrals

10/22/87

15

Hearing: 10/27/87 Z-10579
Narciso Dasilveria
17 Marshfield Street
Roxbury

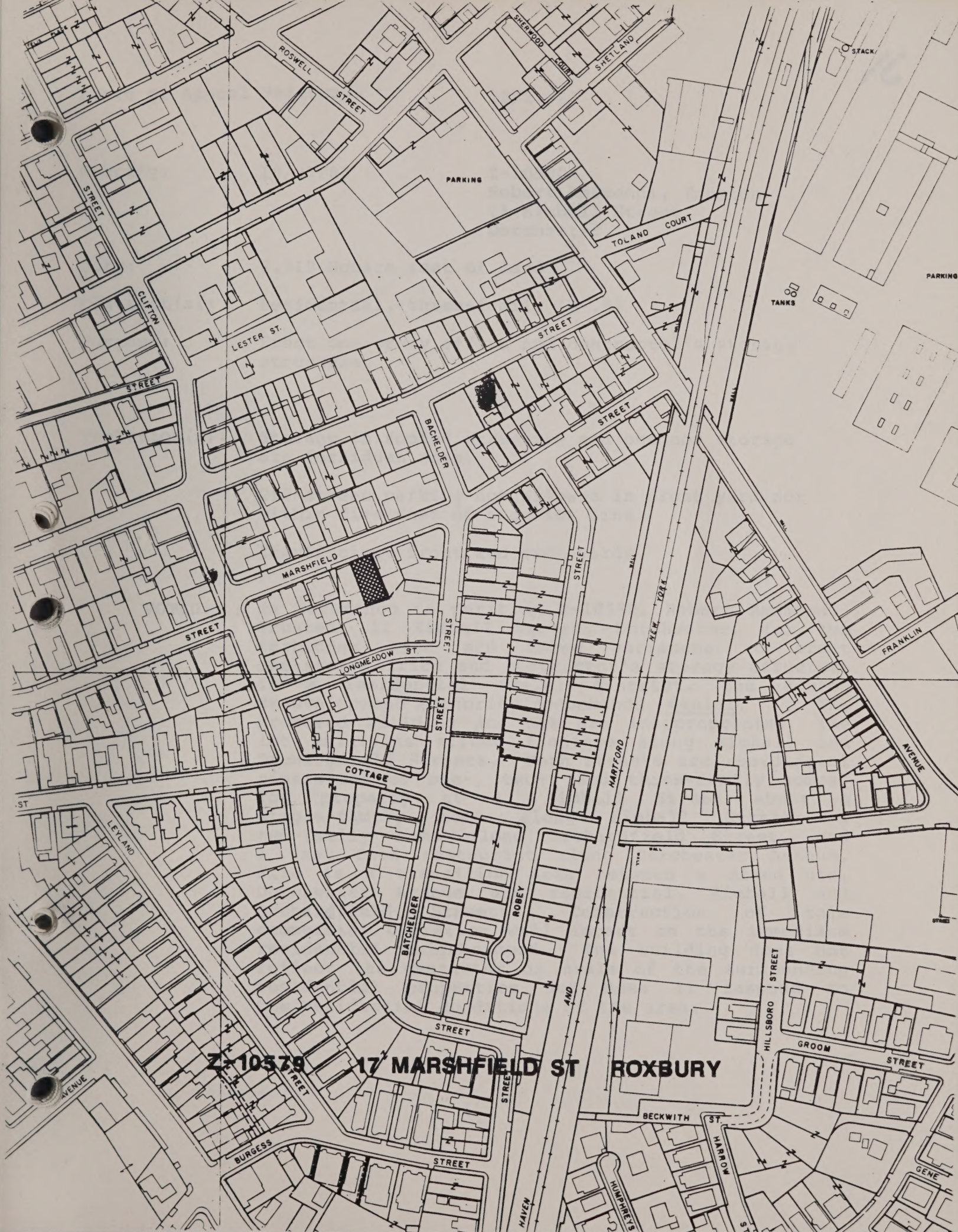
Site: 3,286 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10579, Narciso Dasilveria, 17 Marshfield Street, Roxbury, for variance to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment, scale, setbacks, and off-street parking be submitted to the Authority for design review approval.



Z-10539

17 MARSHFIELD ST

ROXBURY

Hearing: 10/27/87 Z-10580
Robert Raimondi, Trustee
11 Kimball Street
Dorchester

Site: 8,519 Square feet of land

District(s): Residential, three-family (R-.8)

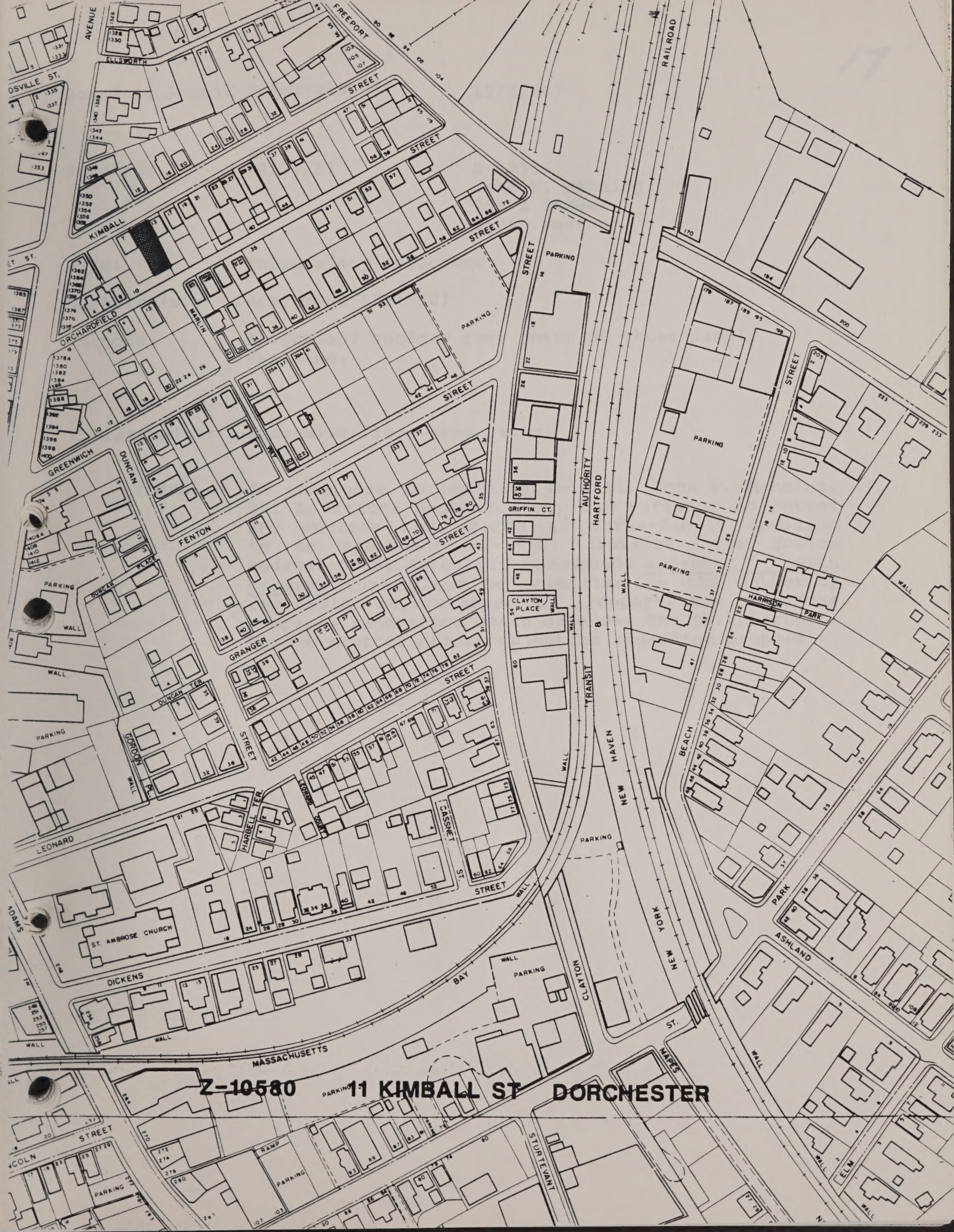
Purpose: Erect one-story office and contractor's storage structure.

Violation(s): Storage in roofed structure and outdoor storage are forbidden uses.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient front and side yards.

VOTED: In reference to petition Z-10580, Robert Raimondi, Trustee, 11 Kimball Street, Dorchester, for two forbidden uses and three variances to erect one-story office and contractor's storage structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed building and use are inappropriate. The lot maintains street frontage along Kimball and Orchardfield Streets. Both streets are residential consisting of one-, two-, and three-family homes. The property at 11 Kimball Street abuts a single-family home along Kimball Street, a two-family home along Orchardfield Street, and a fast food restaurant along Dorchester Avenue. Site is a transition area between a mixed use, Dorchester Avenue and residential, Kimball and Orchardfield Streets. Construction of this commercial operation will impact on the immediate residential neighborhood. The building does not reflect the character or scale of the surrounding residential properties nor does it respond to the residential conditions of the area.



Z-10580 11 KIMBALL ST DORCHESTER

Board of Appeal Referrals

10/22/87

17

Hearing: 10/27/87

Z-10581
John F. Manning
251 L Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Extend and enclose rear porch of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10581, John F. Manning, 251 L Street, South Boston, for variance to extend and enclose rear porch of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property has undergone complete renovation which enhances the neighborhood. Direct abutter has no objection regarding proposal.

Z-10581

251 L STREET

SOUTH BOSTON



Z-10581 251 L STREET SOUTH BOSTON

APPROXIMATE

Hearing: 10/27/87 Z-10582-10583
Living In Dorchester, Inc.
25-27 Leedsville Street
Dorchester

Site:

District(s): Apartment (H-1)

Purpose: Subdivide; erect three-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area and width.

VOTED: In reference to petitions Z-10582-10583, Living
in Dorchester, Inc., 25-27 Leedsville Street,
Dorchester, for five variances to subdivide and
erect a three-family dwelling in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends approval with proviso that plans with
particular respect to siting, front yard setback,
and parking space location be submitted to the
Authority for design review approval. Three-family
dwelling consistent with residential character
of street. However, appellant must review plans
with community.

Board of Appeal Referrals

10/22/87

19

Hearing: 10/27/87

Z-10584

Regina W. & Francis X. Tate
28 Summit Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.3)

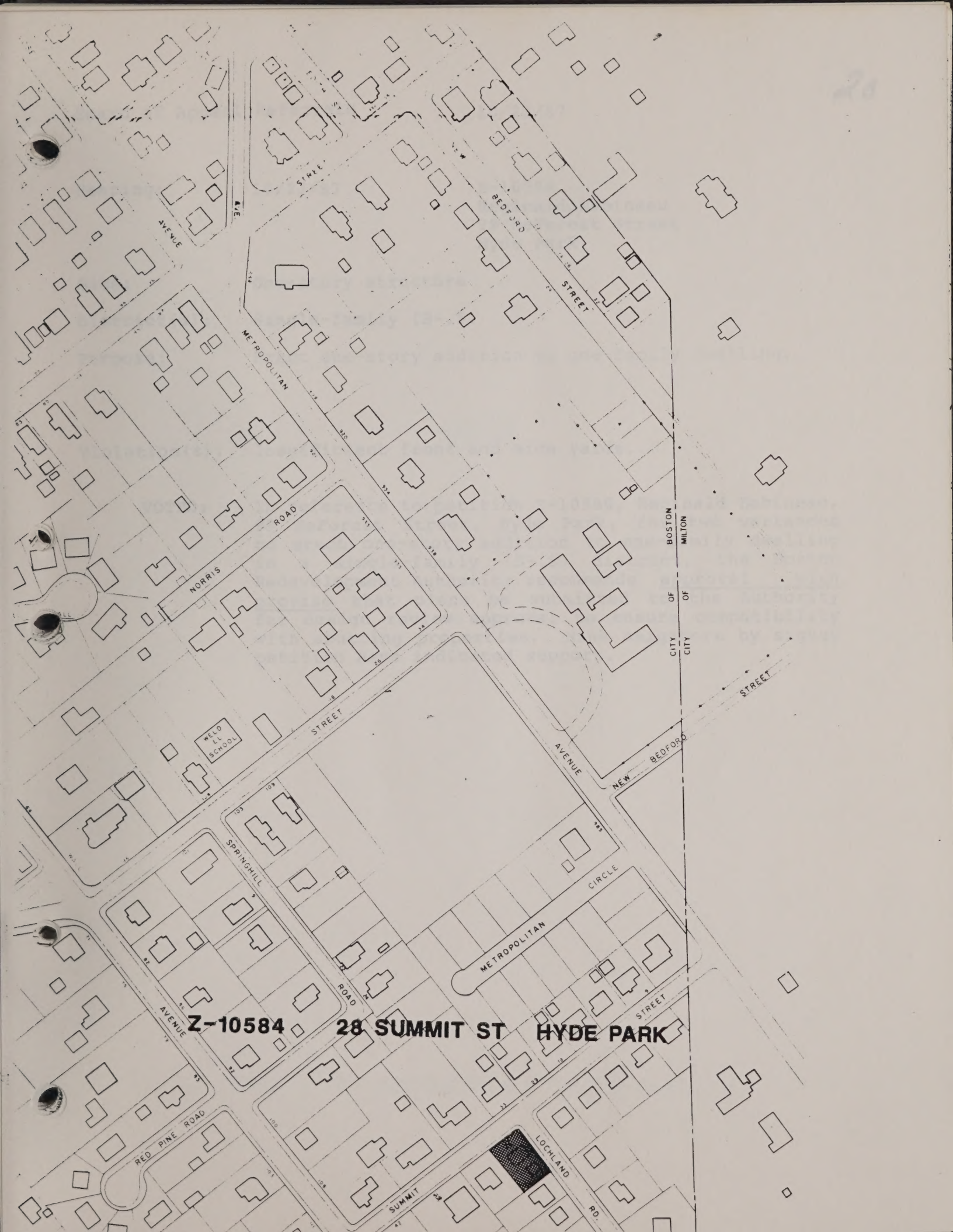
Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10584, Regina W. & Francis X. Tate, 28 Summit Street, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition for kitchen expansion will be constructed between rear of house and existing accessory garage. No apparent impact on surrounding properties.

Z-10584 28 SUMMIT ST HYDE PARK



Z-10584

28 SUMMIT ST

HYDE PARK

Hearing: 10/27/87 Z-10586
Reginald Babineau
99 DeForest Street
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-10586, Reginald Babineau, 99 DeForest Street, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval to ensure compatibility with abutting properties. Nine neighbors by signed petition have indicated support.

Z-10586 99 DEFOREST ST HYDE PARK



Z-10586

99 DEFOREST ST

HYDE PARK

Board of Appeal Referrals

10/22/87

Hearing: 10/27/87 Z-10588-10591
Land Tech Corporation
Brian R. Burke, President
1-5-7-9 City Point Court
South Boston

Site: 6,730 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four one-family dwellings.

Violation(s): Off-street parking not allowed in front yard of
within five feet of side lot line.

Insufficient lot area, open space, and front yard.

VOTED: In reference to petitions Z-10588-10591, Land Tech Corporation, Brian R. Burke, President, 1-5-7-9 City Point Court, South Boston, for sixteen variances to erect four one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Creating a private way to build on side of East First Street does not reflect the character of the surrounding neighborhood. The proposed use of this land is appropriate, however, a development on this site must be more sensitive to the existing environment. The appellant must meet with the Authority and the community to review any proposal on this site.



Z-10588-10591

15-7-9 CITY POINT COURT

SOUTH BOSTON

Hearing: 10/27/87 Z-10593
Trustees of Boston University
185 Bay State Road
Boston

Site: Four-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from one-family dwelling and academic office to academic office and research, teaching and therapy counseling clinic accessory to university.

Violation(s): Extension of conditional use.

VOTED: In reference to petition Z-10593, Trustees of Boston University, 185 Bay State Road, Boston, for conditional use for change of occupancy from one-family dwelling and academic office to academic office and research, teaching and therapy counseling clinic accessory to university in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that in the event that the existing University Danielson Program cease to operate at 185 Bay State Road, the occupancy revert to one-family dwelling and academic offices. Proposal has been discussed with the community task force and with the exception of one resident, no objection was expressed.

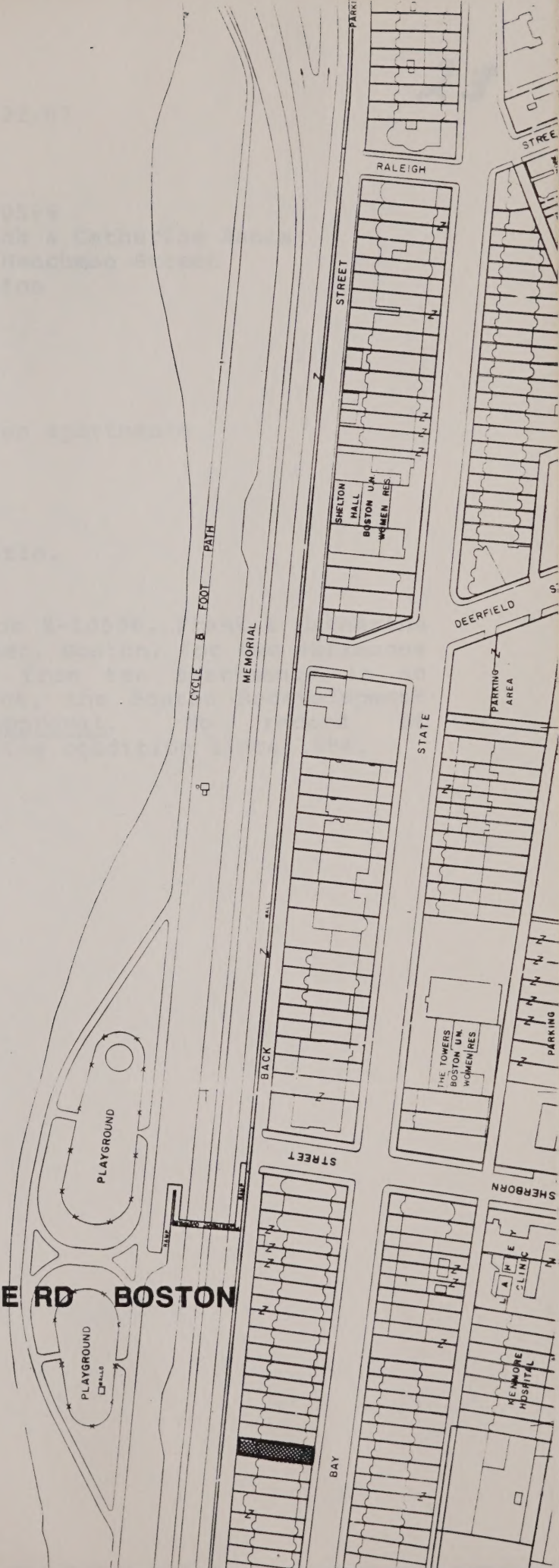
BASIN

RIVER

CHARLES

Z-10593

185 BAY STATE RD BOSTON



Board of Appeal Referrals

10/22/87

23

Hearing: 10/27/87 Z-10596
Frank & Catherine Rania
22 HENCHMAN STREET
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as ten apartments.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10596, Frank & Catherine Rania, 22 HENCHMAN STREET, Boston, for two variances to legalize occupancy from ten apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition since 1984.



Z-10596

22 HENCHMAN ST BOSTON

Board of Appeal Referrals

10/22/87

Hearing: 10/27/87 Z-10597
Harry Pina
113 George Street
Roxbury

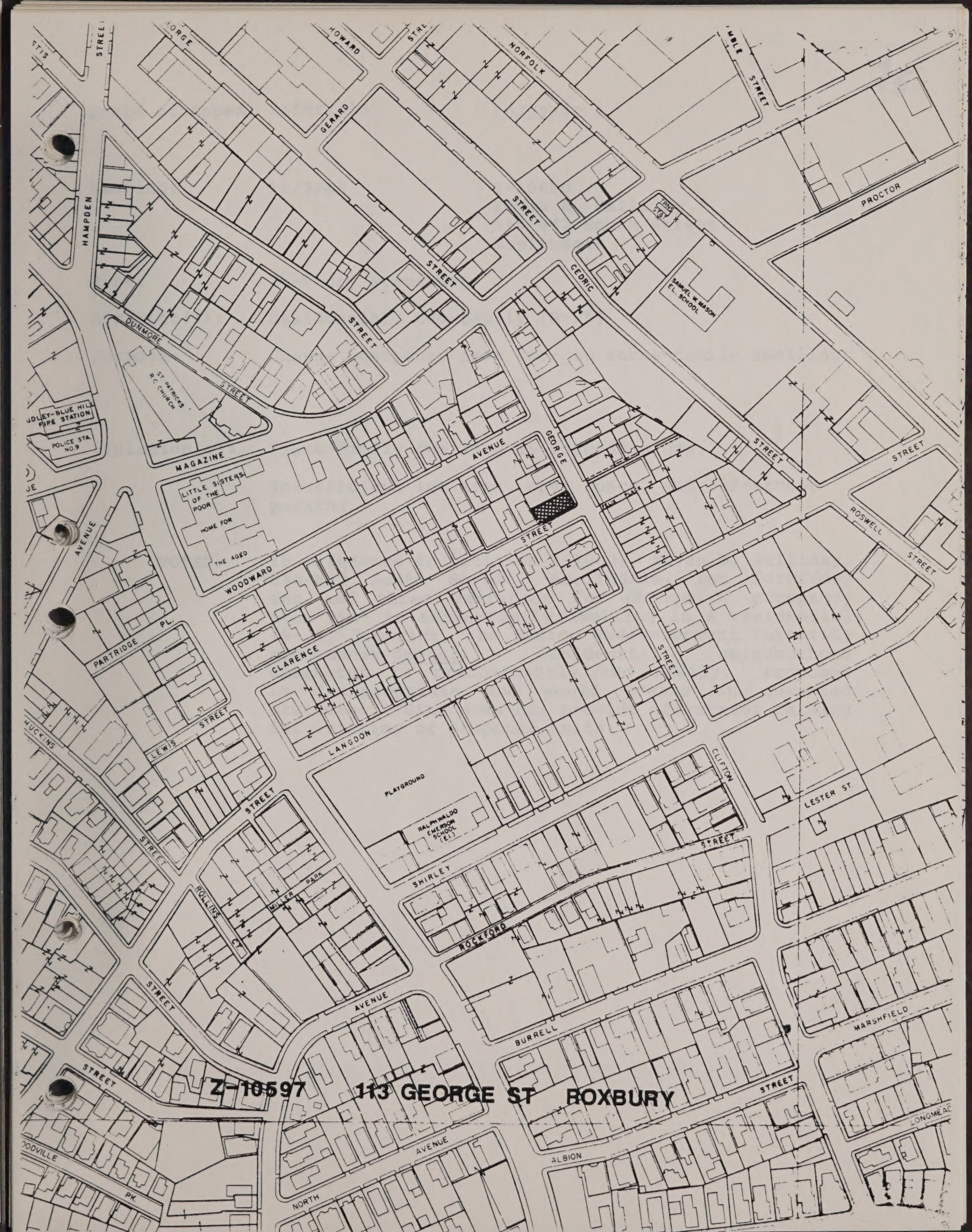
Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story rear and carport additions to
one-family dwelling.

Violation(s): Accessory building in rear yard.
Projection into rear yard.

VOTED: In reference to petition Z-10597, Harry Pina, 113 George Street, Roxbury, for two variances to erect one-story rear and carport additions to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval of 5' x 13' kitchen addition and denial of carport addition which occupies remaining open space on this lot and encroaches on side yard of abutter.



Z-10597

113 GEORGE ST ROXBURY

Board of Appeal Referrals

10/22/87

25

Hearing: 11/5/87

Z-10600
Keven A. Halliday
840-842 South Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10600, Keven A. Halliday, 840-842 South Street, Roslindale, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Residential neighborhood character is predominantly two family. Proposal is inappropriate and would create an unwanted precedent. Site does not provide off-street parking for existing or proposed units.



Z-10600

840-842 SOUTH ST

ROSLINDALE

Hearing: 11/5/87 Z-10601
Alice Boodro
61 Clifftondale Street
Roslindale

Site: 2½-Story structure

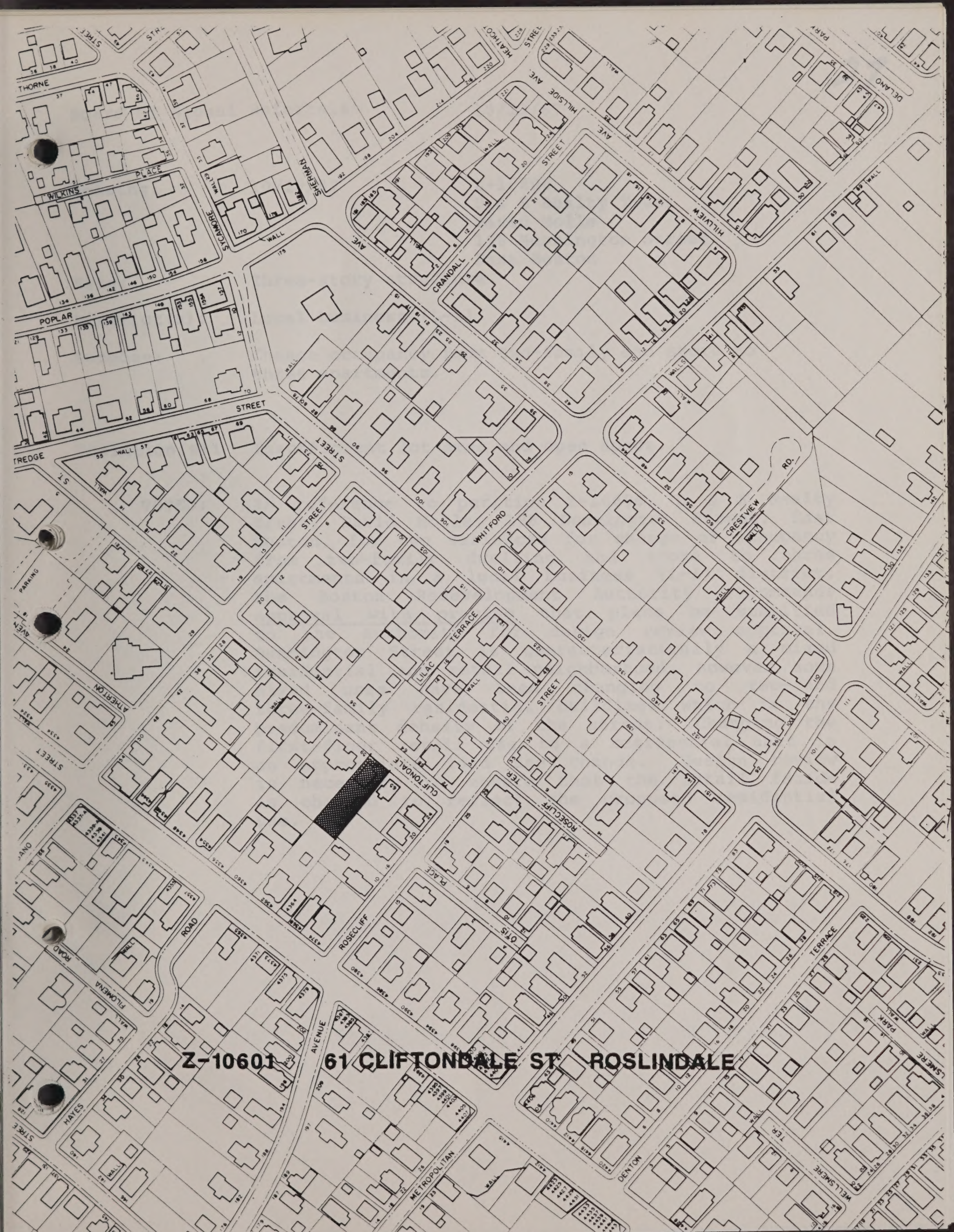
District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling;
erect one-story rear addition.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, side yard, and off-street
parking.

VOTED: In reference to petition Z-10601, Alice Boodro, 61 Clifftondale Street, Roslindale, for forbidden use and three variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. In 1986, appellant proposed conversion from one to three apartments; Authority recommended approval of two-family dwelling, however Board of Appeal granted the petition but appellant did not consummate conversion.



Z-10601

61 CLIFTONDALE ST ROSLINDALE

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10606
D & S Realty Trust
David Molle
198 Bennington Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

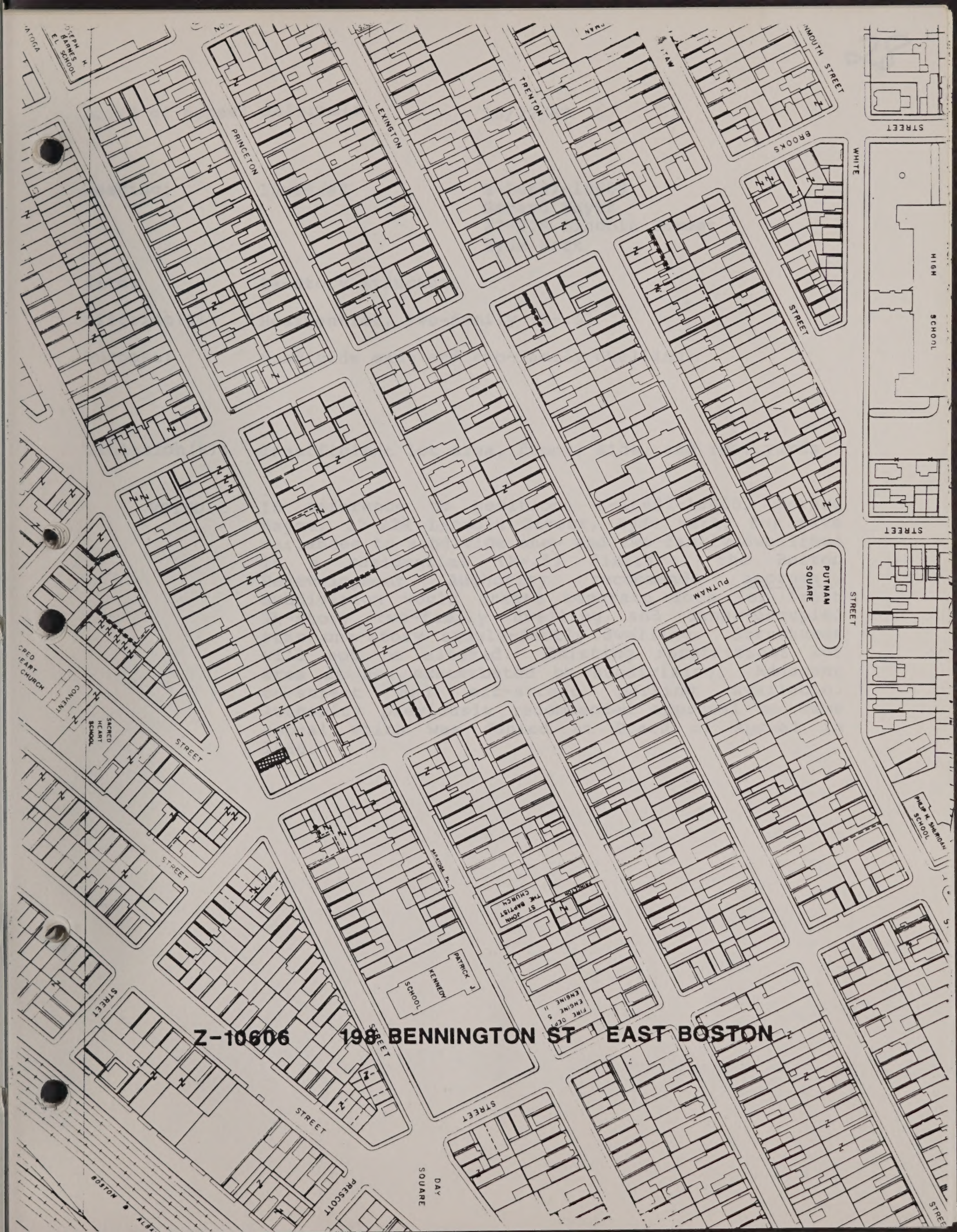
Purpose: Change occupancy from two-family and store to three apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10606, D & S Realty Trust, David Molle, 198 Bennington Street, East Boston, for two variances for change of occupancy from two-family dwelling and store to three apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Bennington Street is characteristically a mixed residential and retail neighborhood, however some mixed uses have been changing to two- and three-family residential buildings which is the predominant density of the street. Changing the first-floor retail use to a residential unit is an appropriate land use change. Design review is necessary to ensure that the retail facade is changed to reflect the proposed residential use.

Z-10606

198 BENNINGTON ST EAST BOSTON



Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10607-10608
Gerard Hayes
22-22R Lincoln Street
Hyde Park

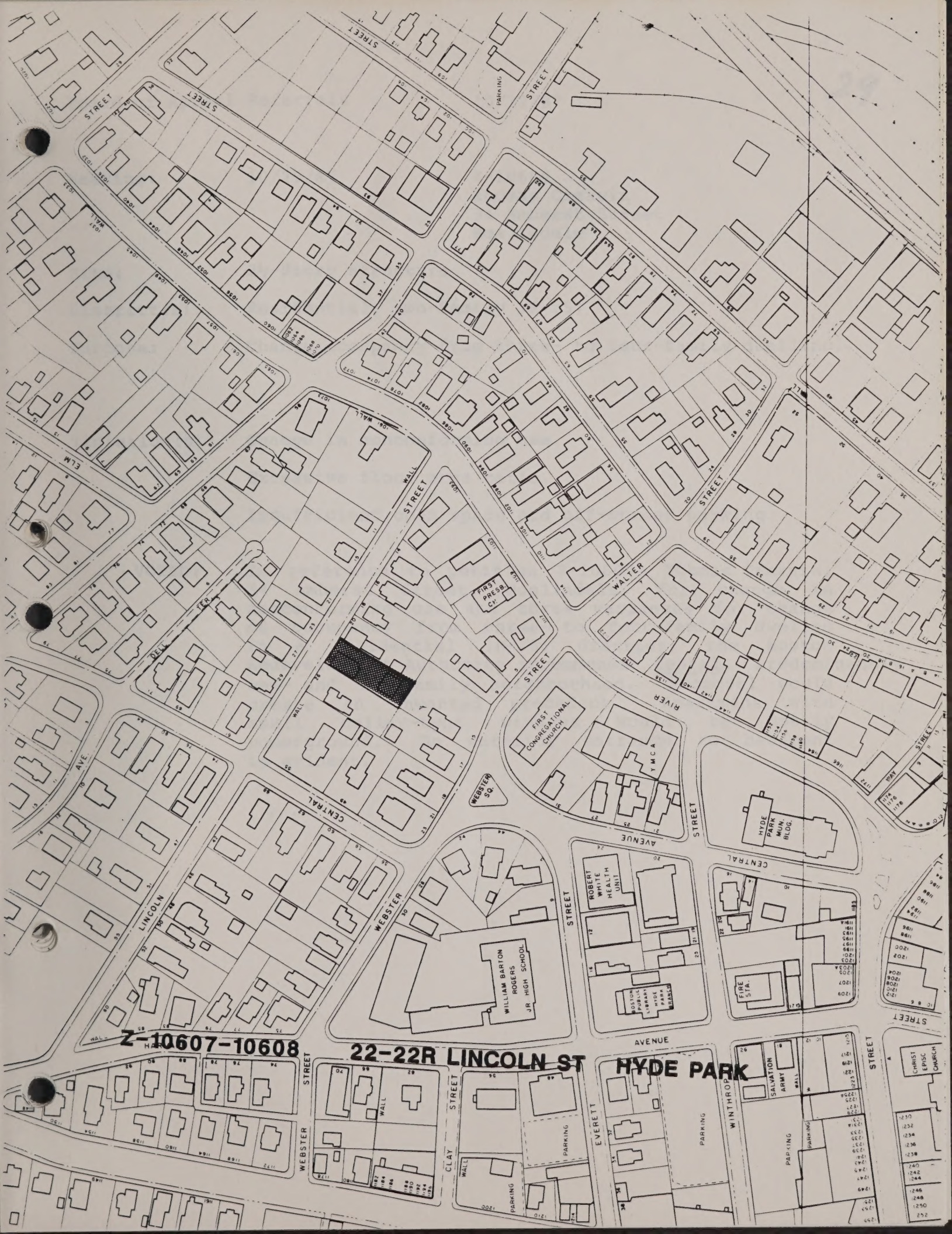
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide one- and two-family dwelling.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petitions Z-10607-10608, Gerard Hayes, 22-22R Lincoln Street, Hyde Park, for five variances to subdivide one- and two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision would create separate lots for front 2½-story two-family dwelling and owner-occupied rear one-story single-family dwelling. Structures will not be altered. Existing insufficient lot area is not exacerbated by subdivision. Adjacent on-street and off-street parking available. Authority previously recommended approval on same appeal which was denied at Board of Appeal in 1986.



Z-10607-10608

22-22R LINCOLN ST

HYDE PARK

Hearing: 10/29/87 Z-10609
Thomas Creavin
34 Amherst Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Change in nonconforming use.
Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-10609, Thomas Creavin, 34 Amherst Street, Roslindale, for change in nonconforming use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly one- and two-family neighborhood. Proposal would create an unwanted precedent. Apartment with small cellar-type windows would be mostly underground. No exterior entrance to basement is evident.



Z-10609

34 AMHERST ST ROSLINDALE

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10611
Saunders Associates
Park Plaza Hotel
50 Park Plaza
Boston

Site: Fourteen-story structure

District(s): General business (B-10)

Purpose: Change occupancy from hotel, restaurant, stores,
health club, and take-out restaurant to same and
additional take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10611, Saunders Associates, Park Plaza Hotel, 50 Park Plaza, Boston, for conditional use for change of occupancy from hotel, office, restaurant, stores, health club, and take-out restaurant to same and additional take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends deferral until such time that the proponent can meet with the community to review the practicality and appropriateness of such a take-out restaurant along Providence Street. The proposal contains 221 square feet of public space and no seating.



Z-10611

50 PARK PLAZA BOSTON

Hearing: 10/29/87 Z-10612
Marguerite Zucco, Executrix
588 Commercial Street
Boston

Site: One-story structure

District(s): Local business (L-2-55)

Purpose: Use premises for parking of 35 cars for fee.

Violation(s): Parking lot is conditional use.

Restricted parking district.

Parking design.

VOTED: In reference to petition Z-10612, Marguerite Zucco, Executrix, 588 Commercial Street, Boston, for two conditional uses and variance to use premises for parking of 35 cars for fee in a local business (L-2-55) district, the Boston Redevelopment Authority recommends approval. Lot is presently used for parking. Proposal will help to alleviate acute parking conditions in this congested neighborhood.

C H A R L E



Z-10612

588

COMMERCIAL ST

BOSTON

Hearing: 10/29/87 Z-10613
William Manning
511-515 Saratoga Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy to offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10613, William Manning, 511-515 Saratoga Street, East Boston, for variance for change of occupancy to offices in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. The location of the proposed project is in Day Square, a very congested and controversial business area. The addition and/or expansion of business without parking must be carefully reviewed. A deferral is necessary so the project may be presented for review by the East Boston Planning and Zoning Advisory Committee (PZAC) and the community.

Z-10613 511-515 SARATOGA ST EAST BOSTON



Hearing: 10/29/87 Z-10615
Robert A. Raimondi, Jr.
40 Fenton Street
Dorchester

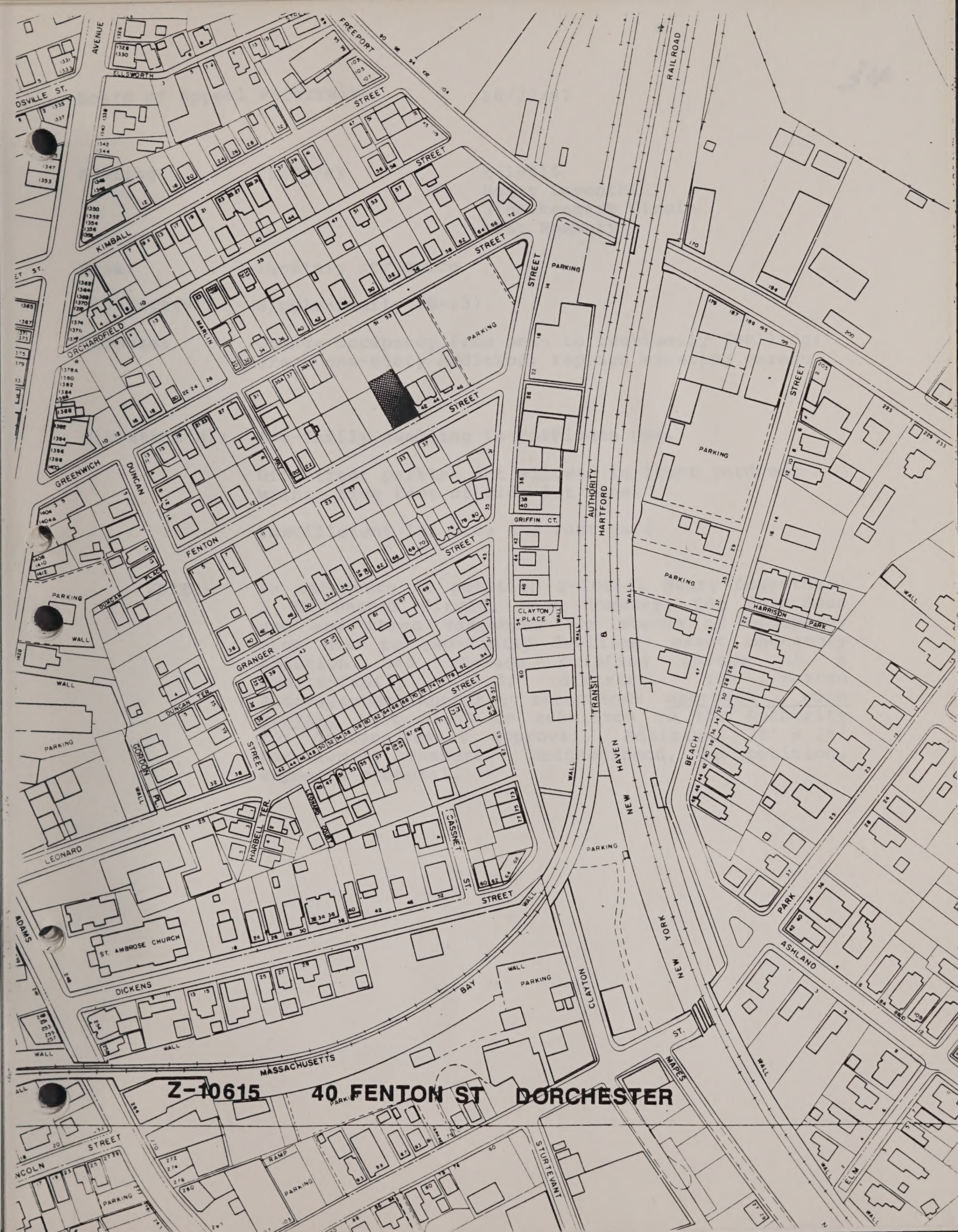
Site: 4,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petition Z-10615, Robert A. Raimondi, Jr., 40 Fenton Street, Dorchester, for four variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and landscaping be submitted to the Authority for design review approval. Proposal will help stabilize existing housing stock in an area which has endured commercial-industrial encroachment for over twenty-five years.



Z-10615

40 FENTON ST

DORCHESTER

Hearing: 10/29/87 Z-10616
Henry Leventhal
3 Hackensack Circle
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from one- to two-family dwelling;
erect one-story addition; replace existing garage.

Violation(s): Two-family dwelling is forbidden use.

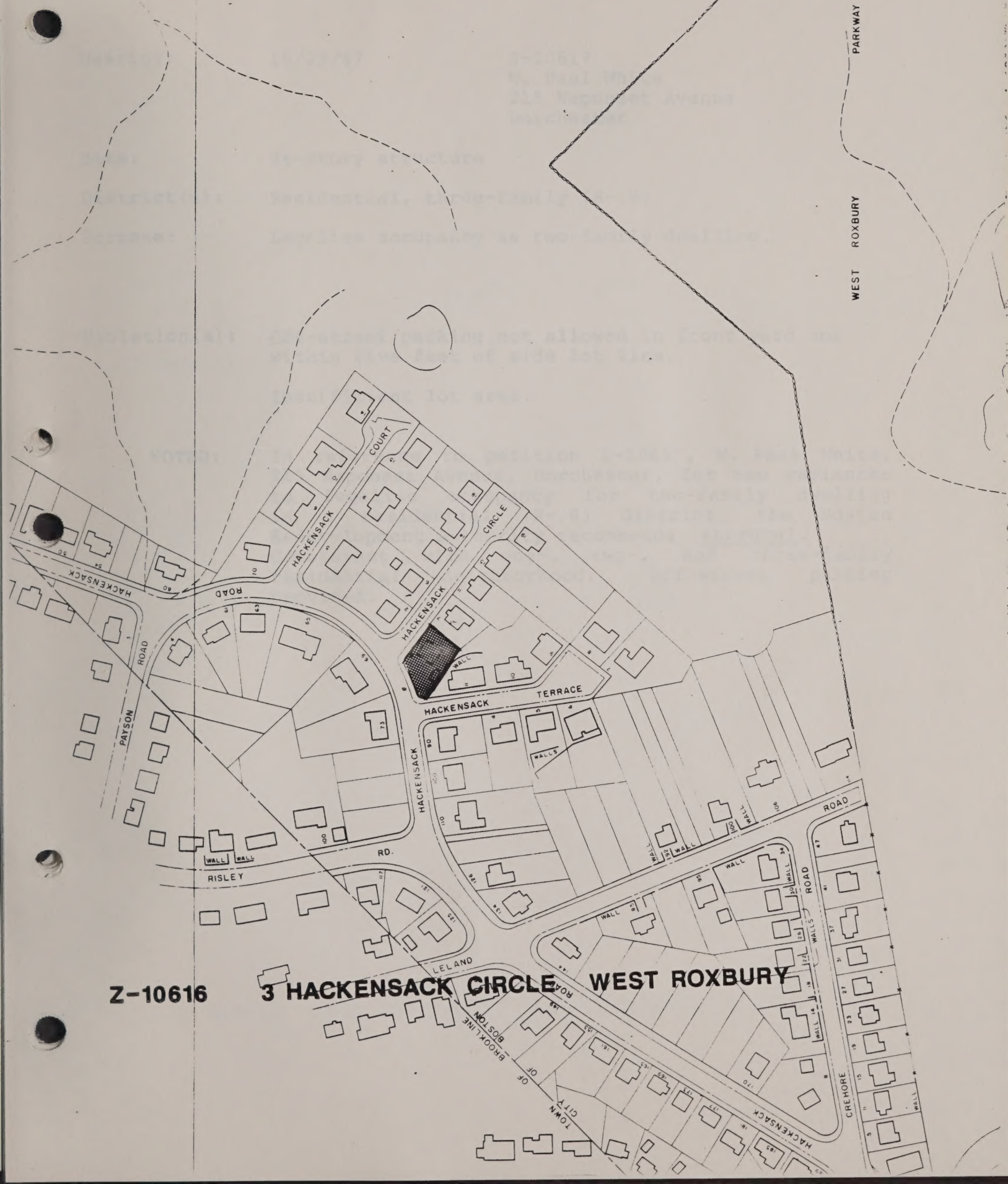
Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-10616, Henry Leventhal,
3 Hackensack Circle, West Roxbury, for forbidden
use and three variances for change of occupancy
from one- to two-family dwelling; erect one-story
addition and replace existing garage in a
single-family (S-.3) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority
for design review approval. Addition, 38' x 28'
for family members. Neighborhood, by petition,
supports proposal.

Z-10616

3 HACKENSACK CIRCLE WEST ROXBURY



Hearing: 10/29/87 Z-10617
W. Paul White
215 Neponset Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area.

VOTED: In reference to petition Z-10617, W. Paul White,
215 Neponset Avenue, Dorchester, for two variances
to legalize occupancy for two-family dwelling
in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Consistent with one-, two-, and three-family
residential neighborhood. Off-street parking
provided.



Z-10617

215 NEPONSET AVE DORCHESTER

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10618
Mary R. Greenway
10 Holliday Street
Dorchester

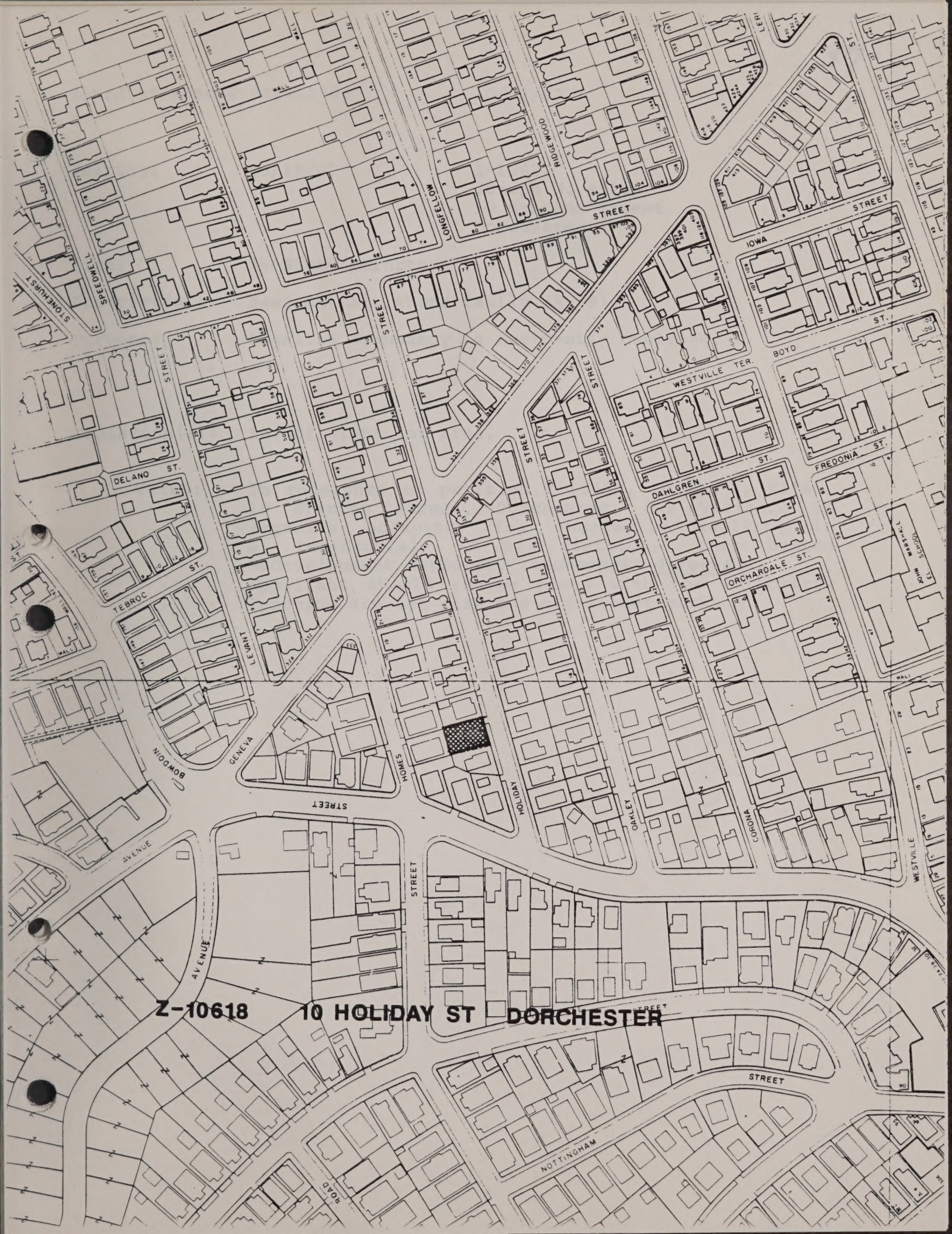
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10618, Mary R. Greenway, 10 Holliday Street, Dorchester, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition approximately twenty years. Consistent with surrounding properties on street.



Z-10618

10 HOLIDAY ST DORCHESTER

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87

Z-10622
Joseph N. Allen
10 Stanton Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10622, Joseph N. Allen, 10 Stanton Street, Dorchester, for variance to legalize occupancy for two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should review plans with the Authority. Concerns are lot size and off-street parking.



Z-10622 10 STANTON ST DORCHESTER

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10623
Victor Gellerman
360 Norfolk Street
Dorchester

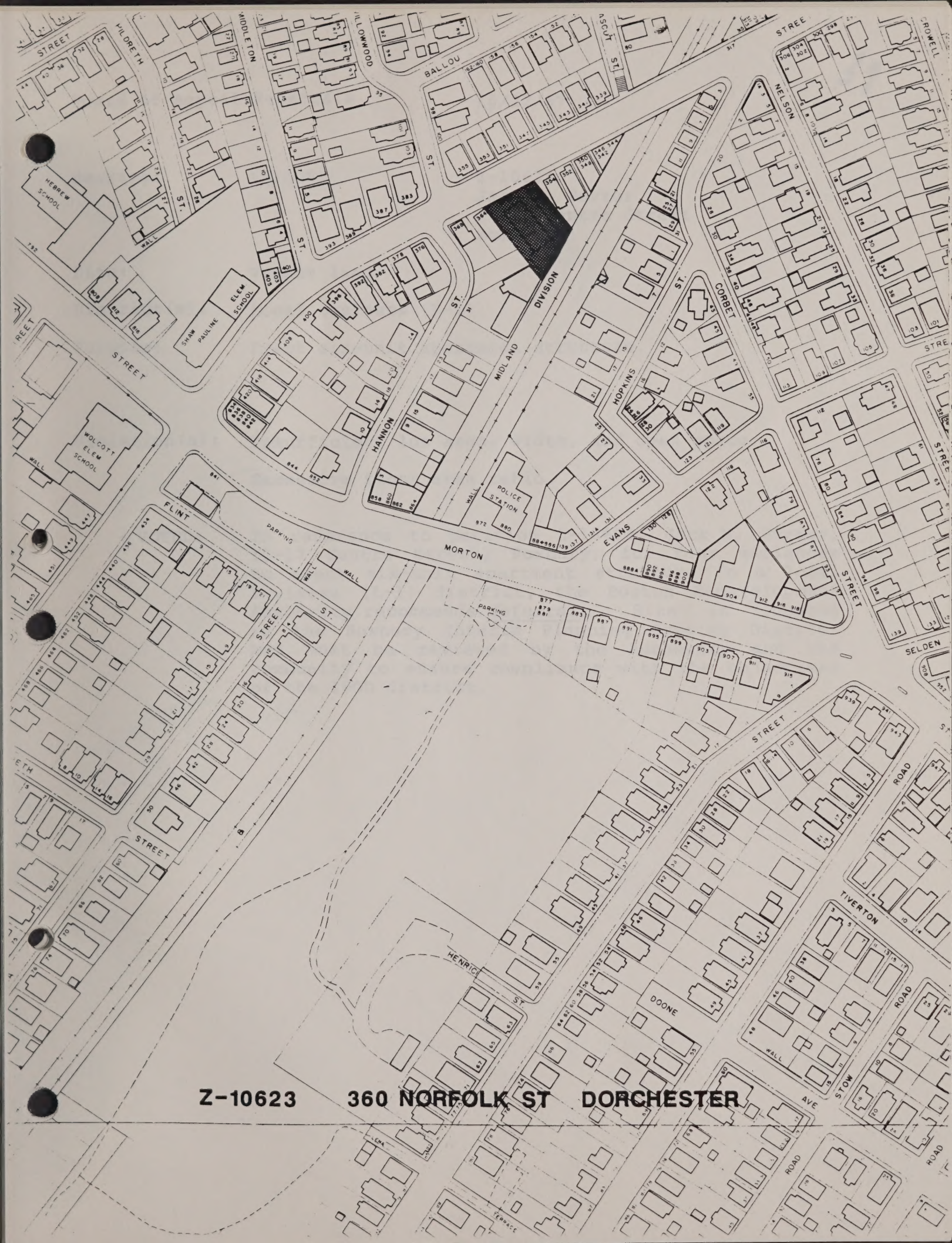
Site: One-story structure

District(s): Local business (L-.5)

Purpose: Install paint spray booth in garage.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-10623, Victor Gellerman, 360 Norfolk Street, Dorchester, for change in nonconforming use to install paint spray booth in garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Installation of a paint booth in an existing auto body garage. The paint booth will improve the environmental concerns which impact the site for approximately twenty-five years and this proposal will allow the appellant to make operation more efficient with respect to surrounding neighborhood.



Z-10623

360 NORFOLK ST DORCHESTER

Board of Appeal Referrals

10/22/87

Hearing: 11/5/87 Z-10624
Jack N. Porter
15-17 Centre Street
Roxbury

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect six-unit apartment structure.

Violation(s): Insufficient lot area, width, and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-10624, Jack N. Porter, 15-17 Centre Street, Roxbury, for four variances to erect six-unit apartment structure in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Site is located in the Roxbury Interim Planning Overlay District and must be reviewed by the Authority and the community to ensure compliance with the objectives of the IPOD district.



Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10625
James L. Gould, Trustee
115 St. Stephen Street
Boston

Site: Five-story structure

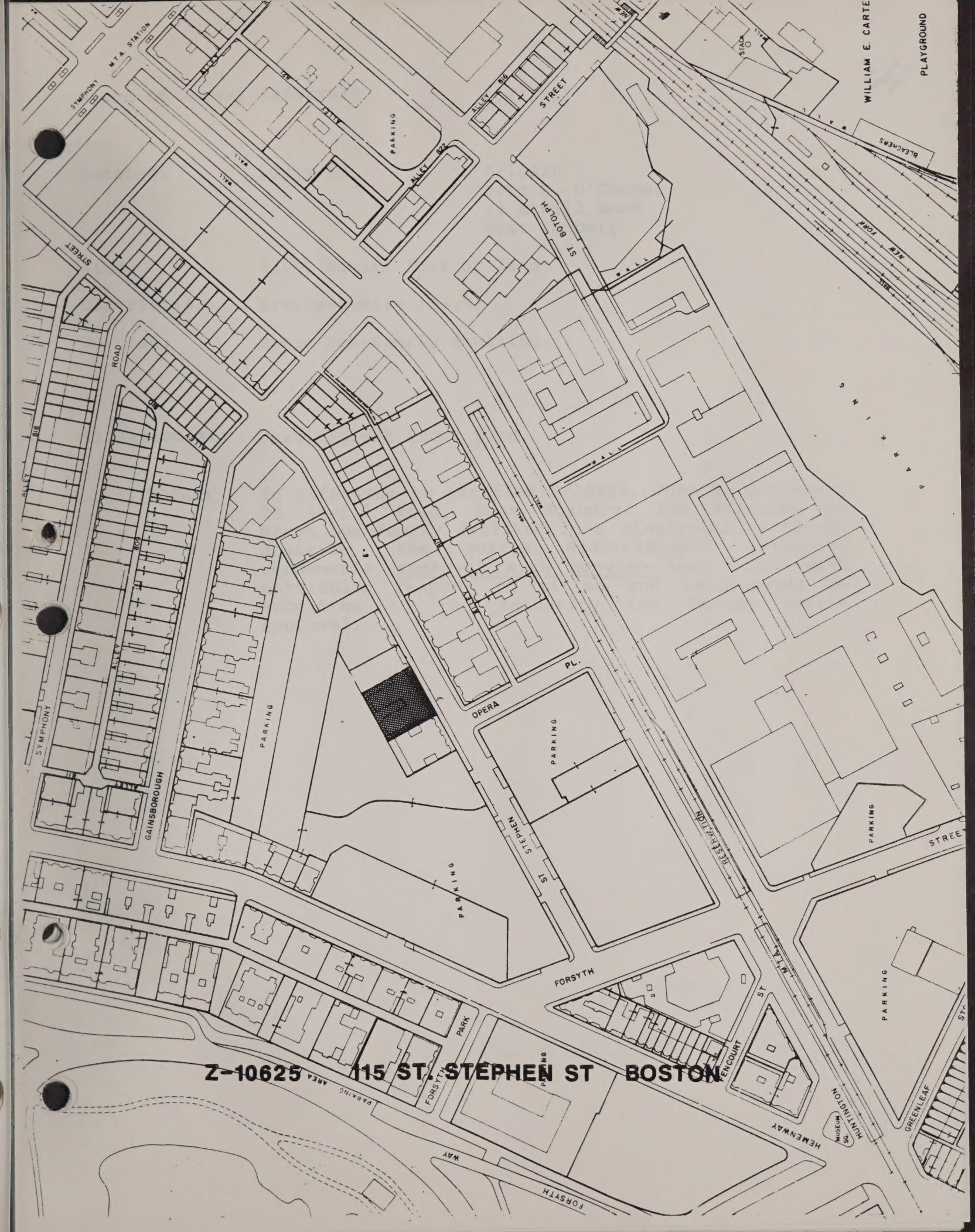
District(s): Apartment (H-3)

Purpose: Change occupancy from 58 to 63 apartments.

Violation(s): Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-10625, James L. Gould, Trustee, 115 St. Stephen Street, Boston for three variances for change of occupancy from 58 to 63 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the basement apartments comply with Inspectional Services Department guidelines. Five one-bedroom basement rental apartments. Neighborhood is very well-served by public transportation. Community has expressed no opposition.



Z-10625 115 ST. STEPHEN ST BOSTON

Hearing: 10/29/87 Z-10626
John A. O'Connor
22 Atwill Road
West Roxbury

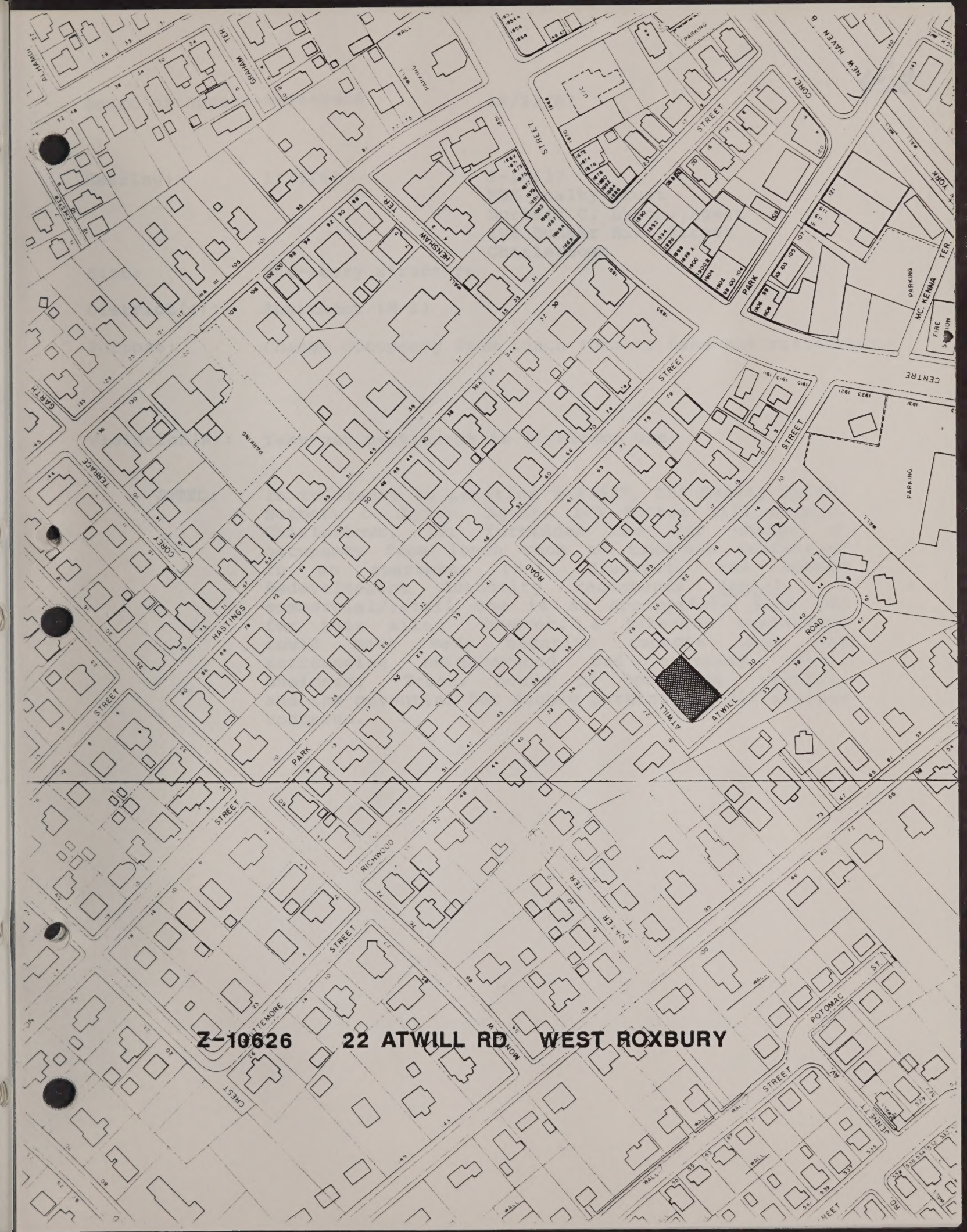
Site: 7,105 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-10626, John A. O'Connor, 22 Atwill Road, West Roxbury, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting and landscaping be submitted to the Authority for design review approval.



Z-10626

22 ATWILL RD. WEST ROXBURY

Hearing: 11/5/87 Z-10637
EBS Realty Trust
Norbert C. Lynch, Agent
108 Bunker Hill Street
Charlestown

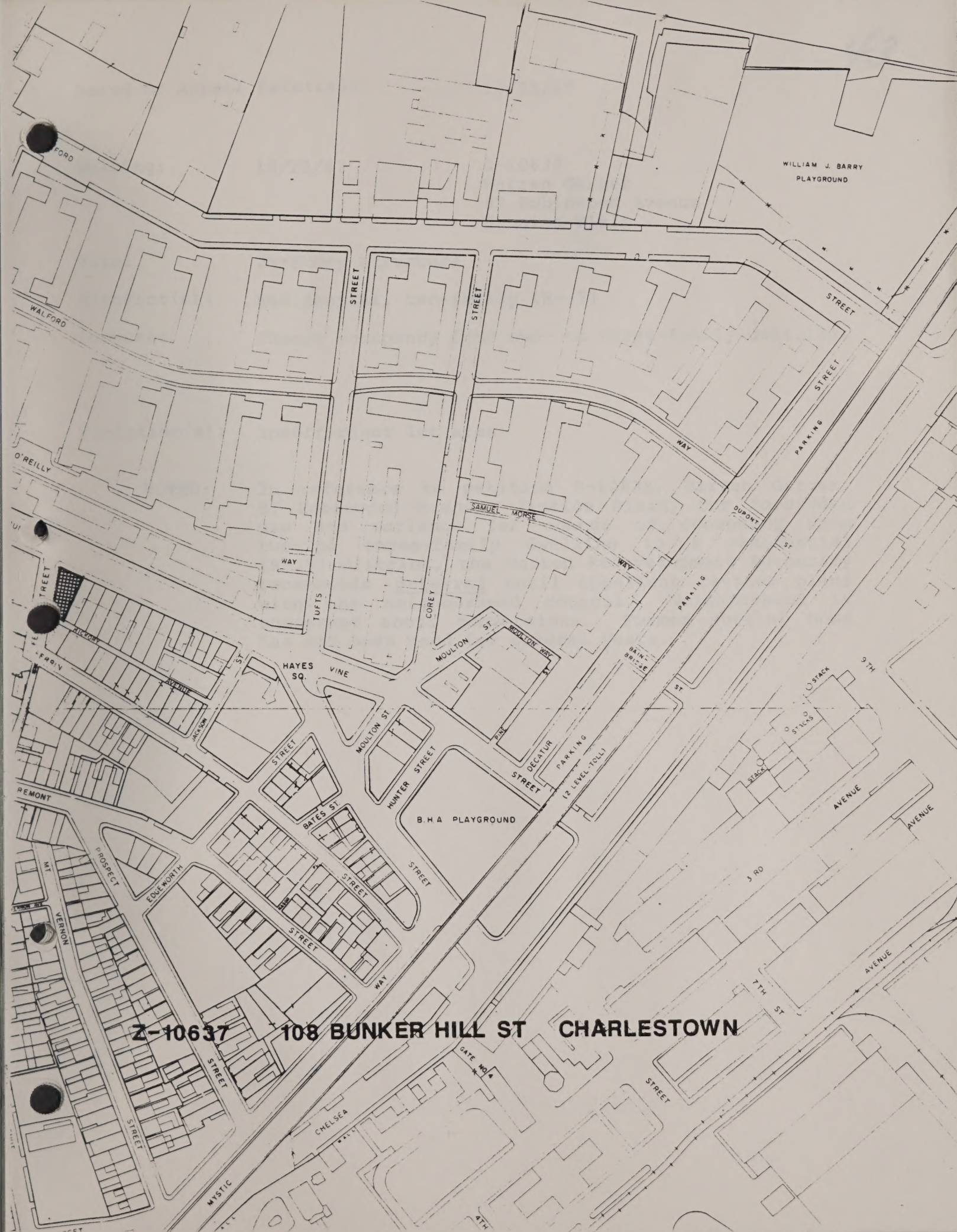
Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lunch room to take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-10637, EBS Realty Trust, Norbert C. Lynch, Agent, 108 Bunker Hill Street, Charlestown, for forbidden use for change of occupancy from lunch room to take-out restaurant in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. A commercial/retail use is an appropriate land use for this site. However, a take-out restaurant could have very negative impacts upon the surrounding neighborhood and existing retail business. Trash, hours of operation, traffic, and the potential for double parking are all serious concerns.



Z-10637 108 BUNKER HILL ST CHARLESTOWN

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10638
Warren Garner
87 Robinwood Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10638, Warren Garner, 87 Robinwood Avenue, Jamaica Plain, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with the neighborhood council. Neighborhood is concerned about conversions. Former nursing home has not been used for several years.



Z-10638

87 ROBINWOOD AVE

JAMAICA PLAIN

Hearing: 10/29/87 Z-10640
Robert F. Swan
6 Paisley Park
Dorchester

Site: 4,000 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10640, Robert F. Swan, 6 Paisley Park, Dorchester, for variance to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appropriate site. One- and two-family neighborhood.



Z-10640

6 PAISLEY PARK

DORCHESTER

Hearing: 10/29/87 Z-10644
Arthur E. Page
209-211 Bunker Hill Street
Charlestown

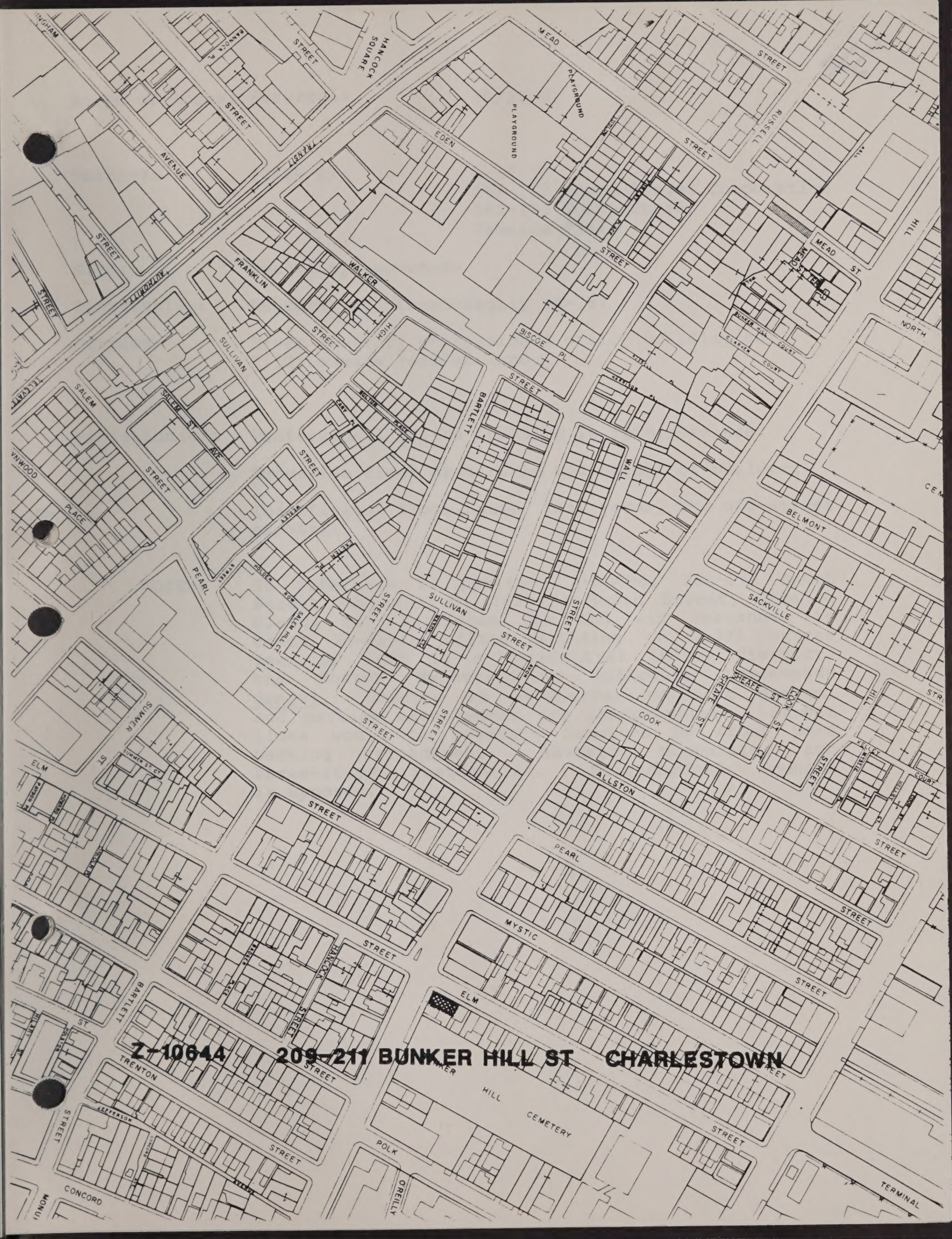
Site: Three-story structure

District(s): Apartment (H-1) and Local business (L-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10644, Arthur E. Page, 209-211 Bunker Hill Street, Charlestown, for three variances to legalize occupancy for four-family dwelling in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Although the structure, as claimed by the applicant, is an existing four-family structure, this is an appropriate density for the structure and this neighborhood, which is a mixed commercial and two- to three-family area. The proposed basement unit raises serious concerns as to the inadequacy of light and air, and the unit would not comply with ISD building standards for basement units. Although the applicant offers to provide two parking spaces through a lease arrangement with Constitution Properties, this is not a permanent solution to an ongoing need for parking in the neighborhood as the location of this project is on a heavily trafficked street. Two of the units are unoccupied and it is recommended that they remain unoccupied, thus the legal occupancy should be a mixed commercial and two-family residential use.



2-10644

209-211 BUNKER HILL ST

CHARLESTOWN

Hearing: 10/29/87 Z-10656
162-172 South Street Corporation
162-172 South Street
Jamaica Plain

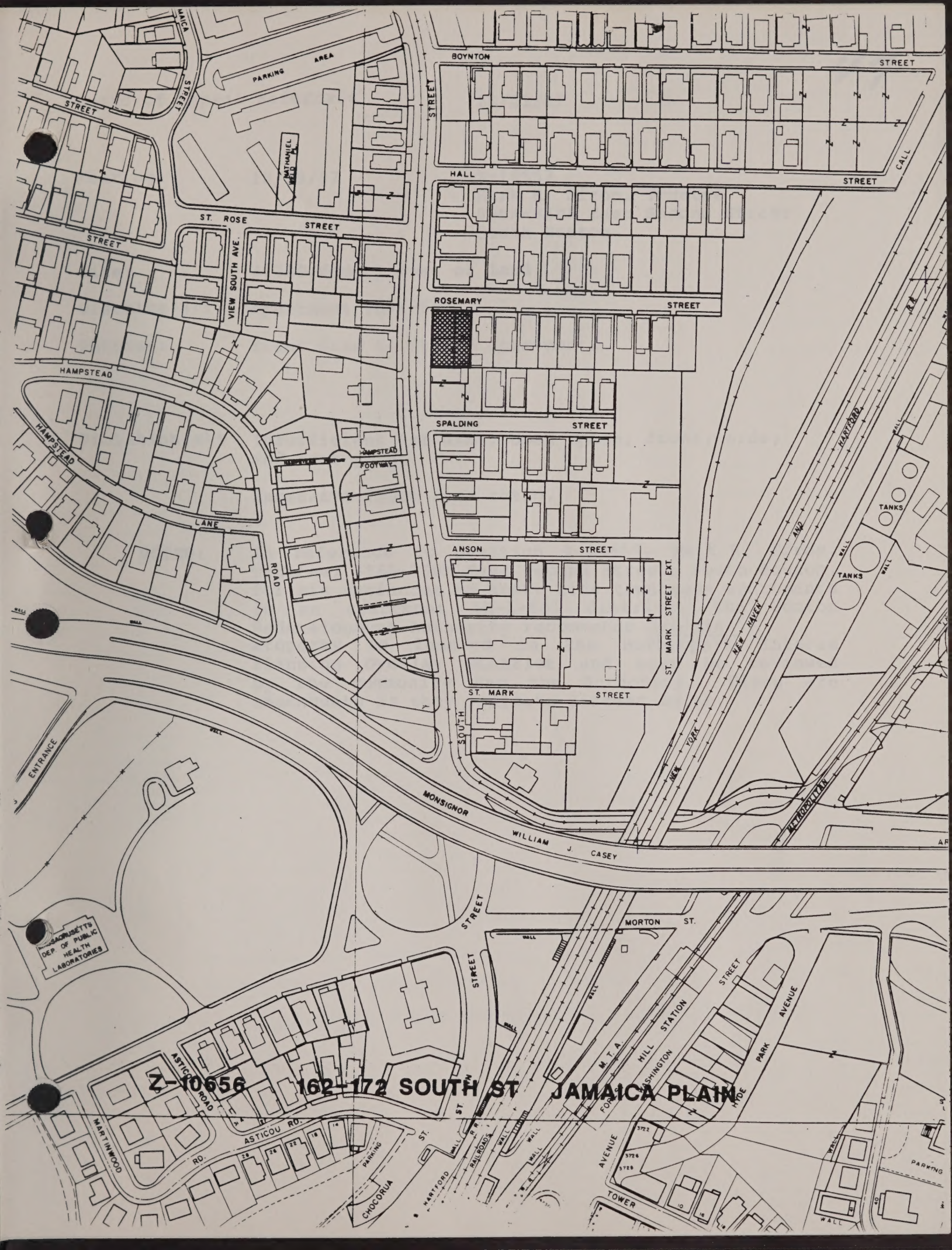
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect 2½-story professional office building on
7,371 square feet of land.

Violation(s): Professional office building is forbidden use.
Excessive floor area ratio and height of building.
Insufficient front, side, rear yards, and off-street
parking.

VOTED: In reference to petition Z-10656, 162-172 South
Street Corporation, 162-172 South Street, Jamaica
Plain, for forbidden use and six variances to
erect 2½-story office building on 7,371 square
feet of land in a residential (R-.8) district,
the Boston Redevelopment Authority recommends
denial. Density is excessive; setbacks design,
and parking arrangement are inappropriate. Street
lines would be severely impacted by front yard
parking arrangement. Abutting properties are
three-story residential. Neighborhood Council
is opposed.



Z-10656 162-172 SOUTH ST JAMAICA PLAIN

Hearing: 10/29/87 Z-10657
Mark R. Efron, Trustee
858A-860A East Second Street
South Boston

Site: 3,500 Square feet of land

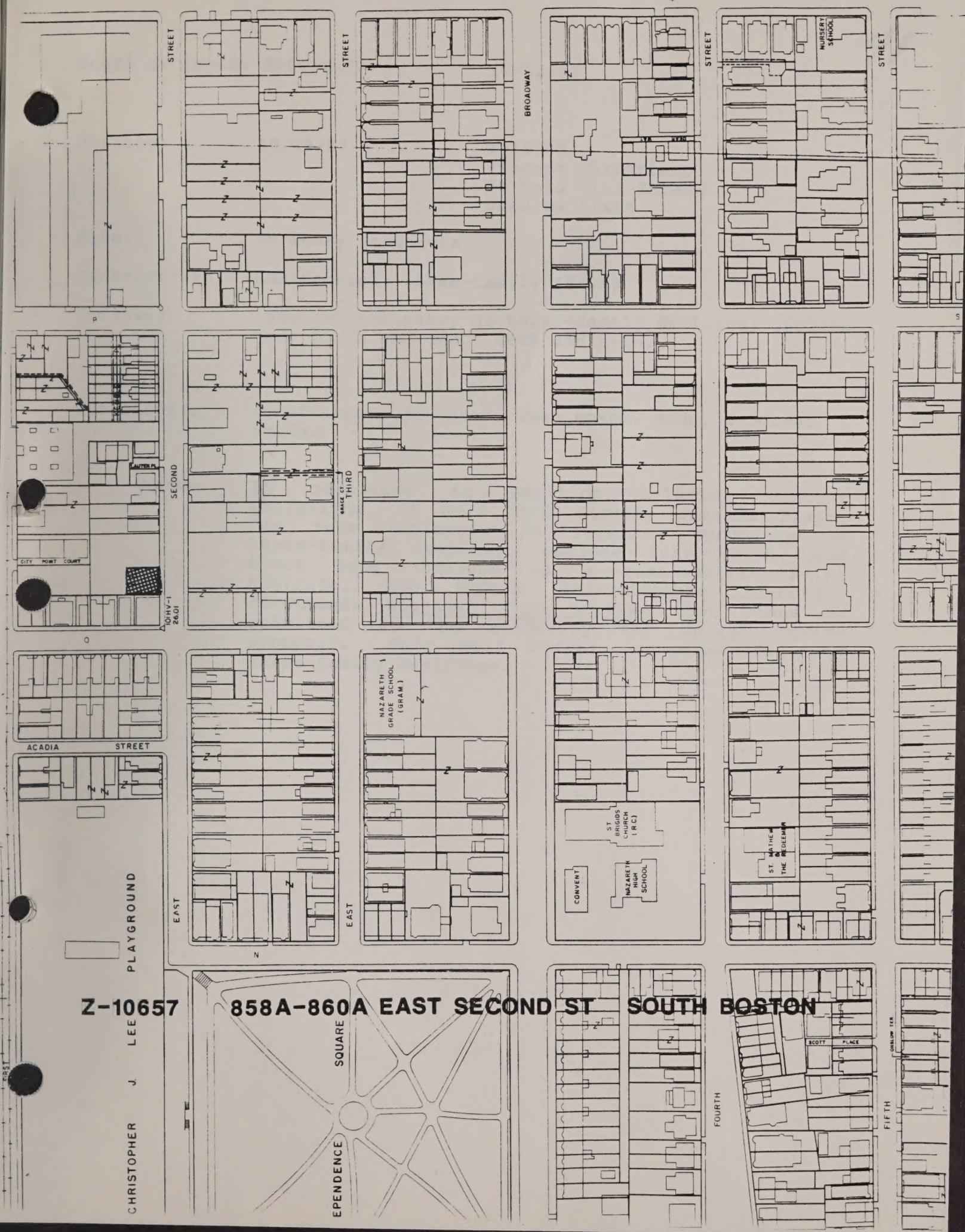
District(s): Apartment (H-1-50)

Purpose: Erect nine townhouse apartments.

Violation(s): Insufficient lot area, open space, front, side,
and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-10657, Mark R. Efron, Trustee, 858A-860A East Second Street, South Boston, for six variances to erect nine townhouse apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Property is located in the Harborpark Interim Planning Overlay District and must be reviewed by the community and the Authority. Plans are inadequate as they indicate fifteen units.



Z-10657

858A-860A EAST SECOND ST SOUTH BOSTON

CHRISTOPHER J. LEE

EPENDENCE SQUARE

FOURTH

FIFTH

SCOTT PLACE

BELOW TER

Hearing: 10/29/87

Z-10658
Vincent Christiano
55 Weld Hill Street
Jamaica Plain

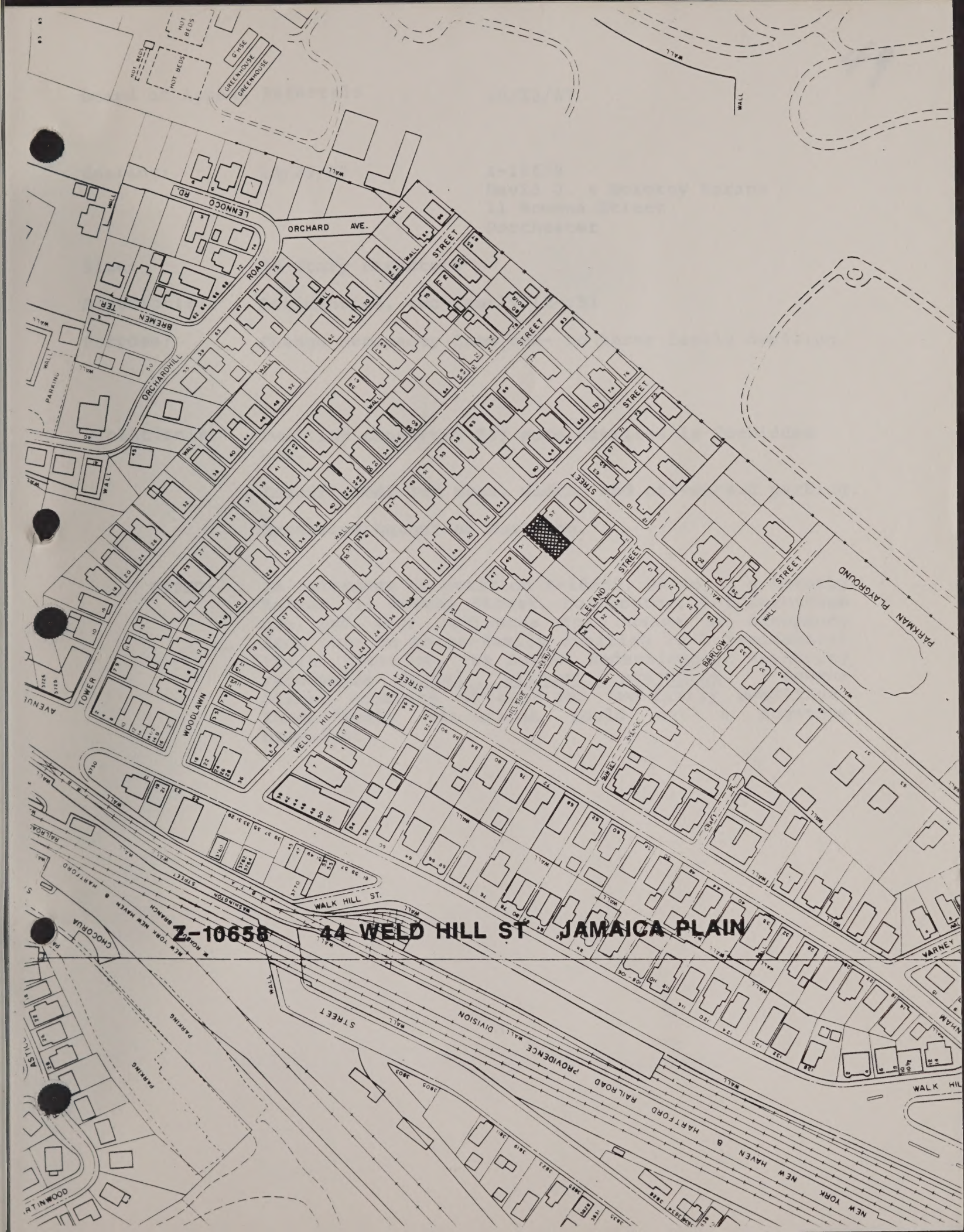
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling; enclose rear porch and erect deck addition.

Violation(s): Insufficient lot area, open space, side, and rear yards.

VOTED: In reference to petition Z-10658, Vincent Christiano, 55 Weld Hill Street, Jamaica Plain, for four variances to legalize occupancy as three-family dwelling, enclose rear porch, and erect deck addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Weld Hill Street accommodates many three-family dwellings.



Z-10658

44 WELD HILL ST

JAMAICA PLAIN

Board of Appeal Referrals

10/22/87

Hearing: 10/29/87 Z-10659
David J. & Dorothy Karans
11 Rowena Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, and off-street parking.

Excessive height of building.

VOTED: In reference to petition Z-10659, David J. & Dorothy Karans, 11 Rowena Street, Dorchester, for forbidden use and four variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Rowena Street consists of one- and two-family dwellings. Three-family conversion would set a negative precedent.

